

**MINUTES  
CITY OF LAKEWOOD  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW  
NOVEMBER 14, 2019 at 5:30 P.M.  
LAKEWOOD CITY HALL  
AUDITORIUM**

*City of Lakewood  
Architectural Board of Review  
Approved as set forth in the minutes*

*of DEC 12 2019 meeting.*

*Amy Haney*  
CHAIRMAN

1. Roll Call

Board Members

Brian Grambort  
Amy Haney, Chair  
David Maniet  
John Waddell

Others

Alex Harnocz, Planner, Board Secretary  
David Baas, City Planner  
Christopher Parmelee, Assistant Building Commissioner

A motion was made by Ms. Haney, seconded by Mr. Grambort to **EXCUSE** the absence of Robert Donaldson. All the members voting yea, the motion passed.

2. Approve the minutes of the October 10, 2019 meeting.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the October 10, 2019 meeting minutes. All the members voting yea, the motion passed.

3. Opening Remarks

Mr. Harnocz read the Opening Remarks into record.

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Item 24 was Summary Approved at the pre-review meeting on November 7, 2019. A motion and a second are needed for approval.

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**SUMMARY APPROVED**

**SIGN REVIEW**

24. **Docket No. 11-116-19**

**17600 Detroit Avenue  
Castlewood Apartments**

- ( ) Approve
- ( ) Deny
- ( ) Defer

Brian Becker  
Becker Signs Inc.  
6381 Chittenden Road, E9  
Hudson, Ohio 44236

Applicant proposes to replace existing ground sign with illuminated cabinet on brick over block masonry base. (Page 143)

A motion was made by Ms. Haney, seconded by Mr. Grambort to **APPROVE\*** the request. All the members voting yea, the motion passed.

\*The address numbers would be carved into the limestone (in lieu of acrylic numbers).

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## OLD BUSINESS

### ARCHITECTURAL BOARD OF REVIEW

4.      **Docket No. 06-45-19**                      **R**      **15107 Edgewater Drive**

( ) Approve	John Balliett
( ) Deny	15107 Edgewater Drive
( ) Defer	Lakewood, Ohio 44107

Applicant proposes to remove an attached two bay garage and replace with new garage, second floor addition, and hip roof. (Page 7)

Staff stated the applicant requested a withdrawal of the request. No action was required from the Board members ("board").

5.      **Docket No. 10-97-19**                      **R**      **1457 Newman Avenue**

( ) Approve	Ronnie Kertesz
( ) Deny	Kertesz Enterprises
( ) Defer	3439 W. Brainard Rd., Suite 260
	Woodmere, Ohio 44122

Applicant proposes the demolition of an existing home to create a landscaped area for the benefit of the Colonial Club Apartments. (Page 9)

Ronnie Kertesz, applicant was present to explain the amended request. The board and applicant discussed fence details, the pathway, picnic benches; tables and grill. The board liked the proposal. Administrative staff ("staff") reiterated details from the last meeting regarding the proposed demolition to provide an amenity for the existing development. Public comment was closed as no one addressed the issue. Staff recommended a 6' fence to separate the subject property from the adjoining residential. The board discussed fence heights and materials from the rear to the front of the property, and picnic area arrangement.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request with the following condition(s):

- A six-foot high board-on-board fence is installed at the southern edge of the property, up to the building line in the front, then reduced to four feet (in material as desired).
- Rearrange the picnic seating area to place the grill at the end of the picnic table, not in the middle (perhaps move the benches closer to the green space, and the picnic table and grill toward the back).

All the members voting yea, the motion passed.

6.      **Docket No. 02-09-19\***                      **C**      **13701/13901 Detroit Ave and 1406 Wyandotte Ave**  
**Detroit and Bunts Market Rate Apartments**



- Jerome Solove  
Jerome Solove Development, Inc.  
470 Olde Worthington Road, Suite 200  
Westerville, Ohio 43082

Staff stated the applicant requested a deferral.

7.	Docket No. 03-20-19*	C	16000 and 15801 Detroit Avenue Market Rate Apartments
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- Jerome Solove  
Jerome Solove Development, Inc.  
470 Olde Worthington Road, Suite 200  
Westerville, Ohio 43082

Staff stated the applicant requested a deferral.

8.	Docket No. 06-48-19*	C	13701/13901 Detroit Ave and 1406 Wyandotte Ave Detroit and Bunts Market Rate Apartments
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- Jerome Solove  
Jerome Solove Development, Inc.  
470 Olde Worthington Road, Suite 200  
Westerville, Ohio 43082

Staff stated the applicant requested a deferral.

A motion was made by Ms. Haney, seconded by Mr. Maniet to **DEFER** the request. All the members voting yea, the motion passed.

## NEW BUSINESS

## BOARD OF BUILDING STANDARDS

9.      Docket No. 11-103-19                          R      14013 Clifton Boulevard

( ) Approve Tom Sutton and Colleen Clark-Sutton  
( ) Deny 14013 Clifton Boulevard  
( ) Defer Lakewood, Ohio 44107

Applicants propose to retain the living eight-foot high fence along the Marlowe Avenue side of the driveway, pursuant to section 1153.02(a) – appeal the decision of the Building Commissioner, as related to fence. (Page 22)

The applicants withdrew the request. Staff determined the proposal did not need Board of Building Standards approval but would need to be heard by the Board of Zoning Appeals at its November 21, 2019 meeting. No action was required from the board.

10.     **Docket No. 11-104-19**                         R     **1068 Leedale Avenue**

( ) Approve  
( ) Deny  
( ) Defer

Azam Kazmi  
YellowLite, Inc.  
1925 St. Clair Ave. NE  
Cleveland, Ohio 44114

Applicant proposes the installation of roof mount solar system. Applicant is appealing the decision of the Building Commissioner to require a 36-inch setback from the ridgeline to the solar panels per Ohio Residential Code. Case is pursuant to Article VII, 7.4(c)(3), Charter 207 – appeal the decision of the Building Commissioner. (Page 56)

Cody Cooper, YellowLite, Inc. representative and Robert Friel, property owner were present to explain the request. The rendering in the presentation did not show the proposal correctly. Mr. Parmelee defined the state of Ohio code language and requirements. Timothy Dunphy, Chief, Division of Fire for the City of Lakewood submitted a letter stating that he did not support the request. There was a lot of discussion among the board, staff, applicant, and homeowner about safety and dimensions. Public comment was closed as no one addressed the issue.

A motion was made by Ms. Haney, seconded by Mr. Maniet to **DEFER** the request to allow Building and Fire Departments to review the revised proposal in detail. All the members voting yea, the motion passed.

## ARCHITECTURAL BOARD OF REVIEW

11.     Docket No. 11-105-19                         R     2037 Carabel Avenue

- ( ) Approve
- ( ) Deny
- ( ) Defer

James Gibson  
Gibson Construction  
1281 Warren Road  
Lakewood, Ohio 44107

Applicant proposes to build two pillars for middle support of first and second floor porches. (Page 74)

James Gibson, applicant was present to explain the request. The board liked the design. Public comment was closed as no one addressed the issue.

A motion was made by Ms Haney, seconded by Mr. Maniet to **APPROVE** the request with the following condition(s):

- Lattice work will be installed in front of the whole porch. CMU block pillar will not be visible.

All the members voting yea, the motion passed.

12.     **Docket No. 11-106-19**                             **R**     **15106 Edgewater Drive**

- ( ) Approve
- ( ) Deny
- ( ) Defer

Charles McGettrick  
Architects, C. S. McGettrick LLC  
14551 Madison Avenue  
Lakewood, Ohio 44107

Applicant proposes the addition/renovation of a second-floor master suite, addition of second floor balcony on north side of home. (Page 75)

Charles McGettrick, applicant was present to explain the request. The board members sought details about the designs of the eaves and said it was a nice addition. Public comment was closed as no one addressed the issue. Staff supported the proposal.

A motion was med by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request as submitted. All the members voting yea, the motion passed.

13.     **Docket No. 11-107-19**                             **R**     **1456 Elmwood Avenue**

- ( ) Approve
- ( ) Deny
- ( ) Defer

Denise Willey  
1456 Elmwood Avenue  
Lakewood, Ohio 44107

Applicant proposes the addition of a front porch. (Page 79)

Elias Metri, contractor was present to explain the request. Discussion among the contractor, board and staff was about handrails, guard rails, spindles, top of the porch roof ridge in relation to the second-floor window, front steps, dimensions, front door and steps placement, materials, column and rail system. More detail and a

scaled elevation drawing with dimensions were needed for the board to complete their review. Public comment was closed as no one addressed the issue. The board continued to ask for details pertaining to the renderings.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **DEFER** the request. All the members voting yea, the motion passed.

14.     **Docket No. 11-108-19**                             **R**     **1284 Hathaway Avenue**

<input type="checkbox"/> Approve	Daniel Bishop
<input type="checkbox"/> Deny	Bishop Construction
<input type="checkbox"/> Defer	22841 Ridge Road
	Wickliffe, Ohio 44092

Applicant proposes to rebuild first and second floor porches on front of house. (Page 95)

Daniel Bishop, applicant and Jessica Brown, property owner, were present to explain the updated request. there was discussion about the railings, gutters and downspouts, the first-floor post and railing. The board and staff liked the revision to a flat roof. Public comment was closed as no one addressed the issue.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request. All the members voting yea, the motion passed.

15.     **Docket No. 11-109-19**                             **R**     **1625 Lauderdale Avenue**

<input type="checkbox"/> Approve	Darren Mancuso
<input type="checkbox"/> Deny	Relief Properties
<input type="checkbox"/> Defer	20278 Carlton Court
	Strongsville, Ohio 44149

Applicant proposes exterior renovations with 528 sq. ft. third floor addition. (Page 100)

Darren Mancuso, applicant was present to explain the updated request. the board liked the addition of the band board, asked about colors, soffits, materials, porch roof height. The board and staff liked the revisions. Public comment was closed as no one addressed the issue.

A motion was made by Ms. Haney, seconded by Mr. Grambort to **APPROVE** the request. All the members voting yea, the motion passed.

17.     **Docket No. 11-111-19**                             **R**     **12525 Plover Street**

<input type="checkbox"/> Approve	Mike Paunovic
<input type="checkbox"/> Deny	11919 State Road
<input type="checkbox"/> Defer	North Royalton, Ohio 44133

Applicant proposes the construction of a four-car garage. (Page 113)

Staff stated the applicant requested a deferral.

A motion was made by Ms. Haney, seconded by Mr. Maniet to **DEFER** the request. All the members voting yea, the motion passed.

18.	<b>Docket No. 11-112-19</b>	<b>C</b>	<b>16104 Hilliard Road Italian Creations</b>
	<input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Defer		Samuel V. Diaquila Architect 1039 Forest Cliff Drive Lakewood, Ohio 44107

Applicant proposes construction of a 20' x 24' raised concrete slab to install pre-manufactured freezer on slab, screen with fencing. (Page 118)

Mitchel Keller, property owner's son and representative, and Dan Augustine, assistant, were present to explain the updated request. Staff and members asked for details about the fence material and color, screening fence, gate, metal rail, dumpster enclosure, landscaping. Public comment was closed as no one addressed the issue.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request with the following condition(s):

- The vinyl fencing ends at the edge of the cooler
- The black gate occurs at that edge.

All the members voting yea, the motion passed.

19.	<b>Docket No. 11-113-19</b>	<b>C</b>	<b>17001 Madison Avenue Rood Food Pies</b>
	<input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Defer		Steve Potoczak Ohio Awning & Mfg. Co. 5777 Grant Avenue Cleveland, Ohio 44105

Applicant proposes temporary rigid curtain panels with door facing Atkins Avenue for use during cold weather. (Page 125)

Kevin Potoczak, Ohio Awning & Mfg. Co., representative was present to explain the request. The board asked if it met ADA requirements, timeframe when the doors were to be installed and removed; the timeframe would emulate the outdoor dining guidelines. Public comment was closed as no one addressed the issue.

- It is a temporary installation to be installed between November and March.

All the members voting yea, the motion passed.

## ARCHITECTURAL BOARD OF REVIEW

## SIGN REVIEW

Page 8 of 11



22.      Docket No. 11-115-19 A                          C        16400 Madison Avenue  
Foxy a Salon

Christine Dopoulos  
2193 Carabel Avenue  
Lakewood, Ohio 44107

## SIGN REVIEW

Christine Dopoulos  
2193 Carabel Avenue  
Lakewood, Ohio 44107

Page 9 of 11

Ginny Globokar, representative for ZOOM! Branding Group, was present to explain the updated request. The board and staff said the company name belonged in the transom, and the services belonged in the windows. Discussion continued about placement of the tagline, logo, and branding. Public comment was taken.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request with the following condition(s):

- Madison left transom – paint.
- Madison right transom as shown.
- Quail Street transom face match Madison right.
- Madison left windows – (2) shield logos on either side of door (inside).
- Madison right center window tagline and telephone number at bottom.
- Quail windows “Buy”, “Sell”, “Invest” – one word in each window.

All the members voting yea, the motion passed.

26. **Docket No. 11-118-19** **13735 Madison Avenue**  
**Dang Good Foods**

( ) Approve Steven Foster  
( ) Deny The Sign & Graphics Firm  
( ) Defer

Applicant proposes storefront signage for 13735 Madison Avenue, Dang Good Foods, replace existing and add blade sign. (Page 155)

Steven Foster, applicant was present to explain the request. discussion among the applicant, board, and staff was about lighting, exposed conduit, placement of the blade sign. Public comment was closed as no one addressed the issue.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request with the following condition(s):

- Locate the blade sign vertically within the “framed” brick area above the door.
- Changes to lighting will be approved administratively.
- Paint the conduit to match the brick behind it.

All the members voting yea, the motion passed.

27.      **Docket No. 11-119-19****14508 Madison Avenue**  
**Bed Bug BBQ**

( ) Approve Chris Gonda  
( ) Deny Charm of Cleveland  
( ) Defer 14508 Madison Avenue  
Lakewood, Ohio 44107

Applicant proposes a monument sign (statue of dog with grill and bed bugs). (Page 158)

Chris Gonda, applicant was present to explain the request. Discussion began about how to embellish the design, lower the lighting, add decorative stones and annual flowers to cover the concrete pad, add flagstones to border the rock garden. Public comment was closed as no one addressed the issue.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the request with the following condition(s):

- There is a flagstone bordered rock garden around the statue to make it a feature.
- Lighting to be approved administratively.

All the members voting yea, the motion passed.

16.     **Docket No. 11-110-19**                             **R**     **1568 Olivewood Avenue**

( ) Approve

( ) Deny

( ) Defer

Ed Kwiecien

Stunning Renovations

19436 Hunt Road

Strongsville, Ohio 44136

Applicant proposes rebuild of front porch, new handrails and lattice. (Page 109)

Item was called in the residential section. Item was called again before the conclusion of the meeting. The applicant was not present to explain the request.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **DEFER** the request. All the members voting yea, the motion passed.

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## ADJOURN

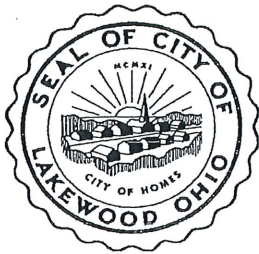
A motion was made by Ms. Haney, seconded by Mr. Waddell to **ADJOURN** at 7:32 P.M. All the members voting yea, the motion passed.

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Signature

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Date



## Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Ron Kertesz
2. Cody Cooper
3. Robert Friel
4. James Gibson
5. Chuck McGettrick
6. Dan Bishop
7. Daniel Bishop
8. Jessica Brown
9. Darren Mancuso
10. Mitchell Kelner
11. Kevin Potoczak
12. Steve Foster

[Handwritten signatures corresponding to the printed names above]

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, November 14, 2019



### Oath

*(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)*

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. TAMMY KARAKOSTAS

2. Ginny Globokar

3. CHRIS GONDO

4. \_\_\_\_\_

5. \_\_\_\_\_

6. \_\_\_\_\_

7. \_\_\_\_\_

8. \_\_\_\_\_

9. \_\_\_\_\_

10. \_\_\_\_\_

11. \_\_\_\_\_

Tammy Karakostas  
Ginny Globokar  
Chris Gondo

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

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Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

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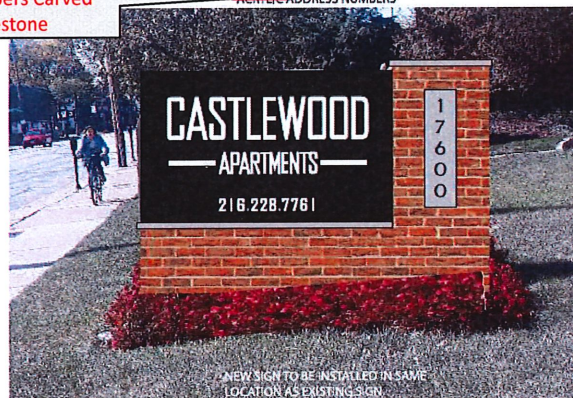


### Summary Approval of Signs:

17600 Detroit Ave  
Castlewood Apartments

ILLUMINATED SIGN CABINET WITH PUSH-THROUGH LETTERS  
CABINET - 46" TALL X 78" WIDE = 24.9 S.F.  
OVERALL - 72" TALL X 108" WIDE = 54 S.F.  
MASONRY BASE ON CONCRETE FOUNDATION  
LIMESTONE CAPSTONES AND ADDRESS INSET  
~~ACRYLIC~~ ADDRESS NUMBERS

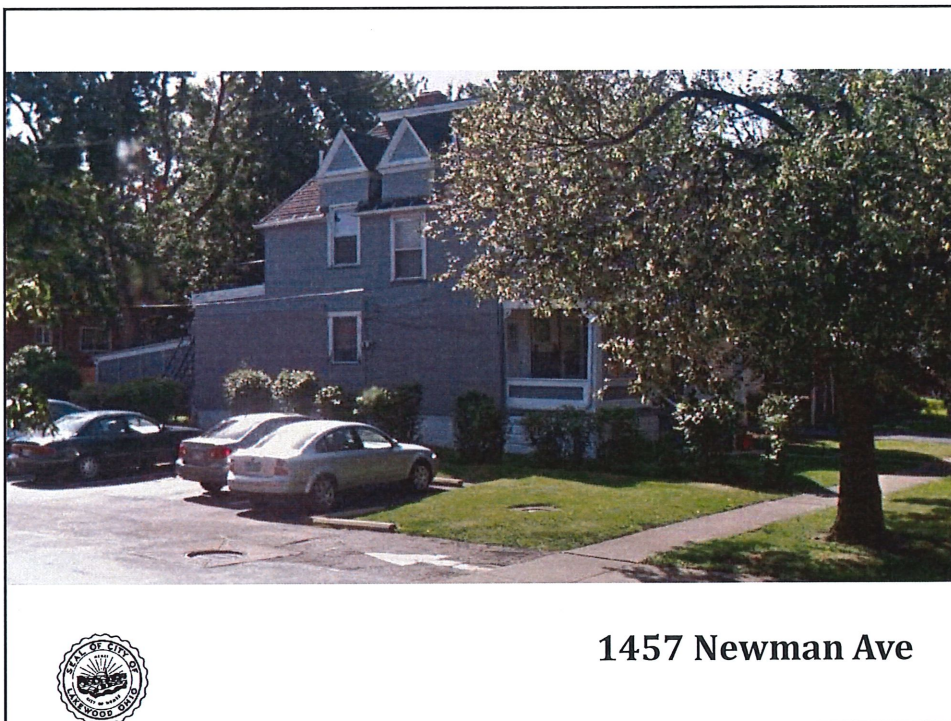
Address Numbers Carved  
into Limestone







**1457 Newman Ave**



**1457 Newman Ave**





#### **1133.09 DEMOLITION OR REMOVAL OF RESIDENTIAL STRUCTURES.**

(a) Lakewood consists of very distinctive neighborhoods that were settled at different times during its development each with its own distinctive housing patterns, which are reflective of the time period during which these neighborhoods were nurtured during the growth of the City. Many of these residential neighborhoods are easily recognizable by their consistency of characteristics such as height, setbacks and side yards as well as their distinctive exterior façade design elements including, but not limited to, porches and steps, masonry, stoops, cornices and trims, doors and windows and other architectural styles and features, which over the years created a neighborhood environment and streetscape that brought neighbors together.

In a correspondence from the Ohio Historic Preservation Office dated May 5, 1992, their opinion is that the entire City constitutes a single historic district, eligible for listing in the National Register of Historic Places. As stated in their letter, "The City is significant as a late nineteenth and early twentieth century streetcar suburb. The City is also unique in that for a community of its size and density it retains remarkable integrity to convey both its historic and architectural significance."

As a result of the Ohio Historic Preservation findings, the City encourages conservation, preservation, redevelopment, and revitalization of residential neighborhoods to preserve their unique environments and for the public welfare of the City. The City acknowledges as a matter of public policy that the preservation and protection of residential neighborhoods is required for the health, safety and welfare of the people.



(b) Requirements Before Demolition or Removal of Principal Structures on Residential Properties. No demolition or removal of a principal structure, built in 1945 or earlier, in an R1H Single-Family, high density, R1M Single-Family, medium density, R1L Single-Family, low density, R2 Single- and Two-Family, L Lagoon, MH Multiple-Family, high density and ML Multiple-Family, low density, Residential Districts shall be permitted unless and until one (1) of the following conditions is satisfied:

(3) The proposed principal structure at the location of such property conforms to the design requirements set forth in Chapter 1325 of the Building Code and has been approved by the Architectural Board of Review, and by any other required boards and commissions of the City, in order to proceed with the new principal structure. In addition, notwithstanding any other requirements, all approvals for such proposed principal structure shall be based on the following factors:

A. The proposed principal structure is consistent with the Code, the Vision and the "Standards for Rehabilitation" adopted by the U.S. Secretary of the Interior, as stated in Title 36 of the Code of Federal Regulations, Part 1208 (Formerly of Part 67); and

B. The proposed principal structure is consistent with any historic or aesthetic features of the residential property being replaced and/or the nature and appearance of the surrounding neighborhood.

C. The Secretary of all such required boards and commissions of the City shall immediately notify the Commissioner of compliance with the provisions of this section by any applicant that would allow and provide for the issuance of a demolition permit or a removal permit by the Commissioner.



**Considerations:**

- Colonial Club Apartments is an existing non-conformity (multi-family development in an R2 One- and Two-Family District
- If proposed today, a project like Colonial Club would likely follow the Planned Development (PD) rezoning path and would be required to incorporate Urban Open Space:

**1156.05(l) Urban Open Space.**

(1) *Common open space (whether dedicated to public use or owned and maintained in common by the owner or owners) shall be reserved for the leisure and recreational use of all the project's occupants and readily accessible thereto.*

(2) *The guideline for PD open space is twenty percent (20%) of the project area.*

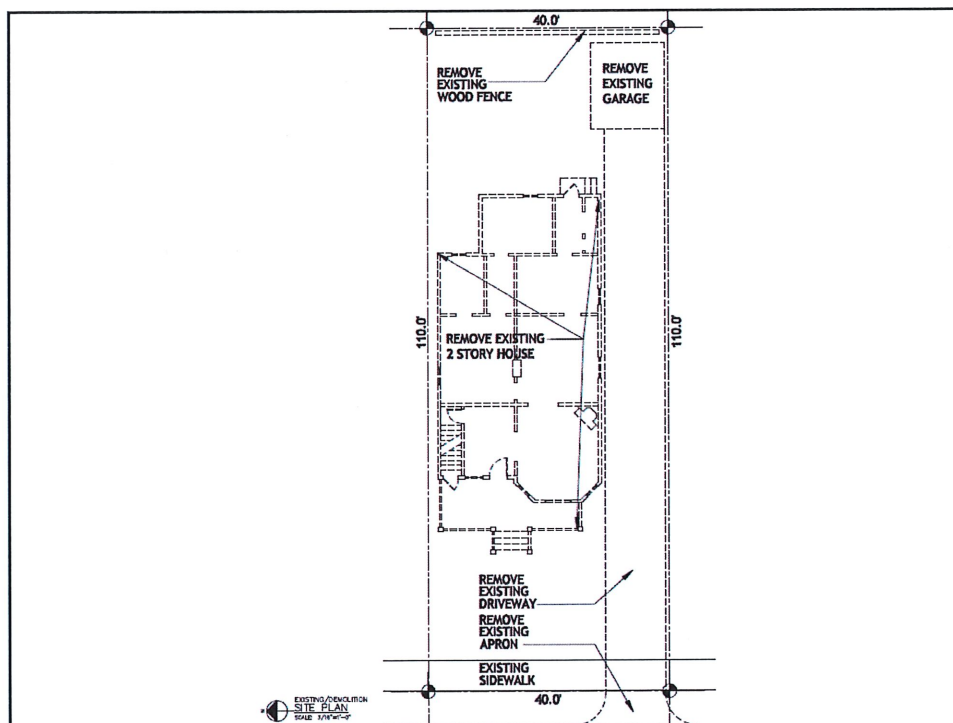
(3) *Landscaping requirements can be incorporated into the open space requirement pursuant to subsection (f).*

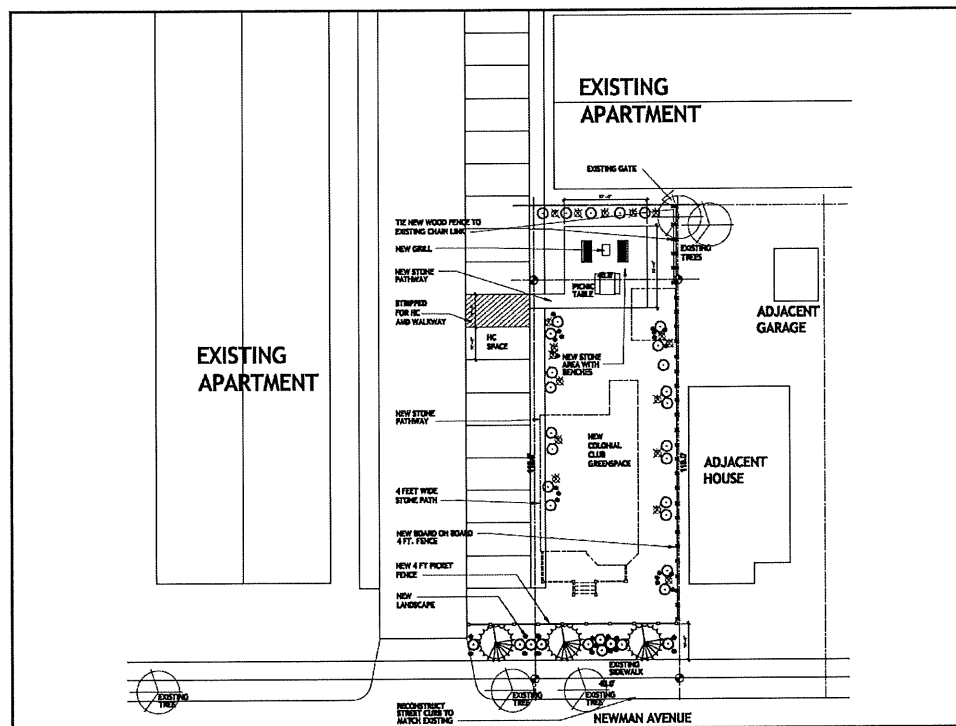
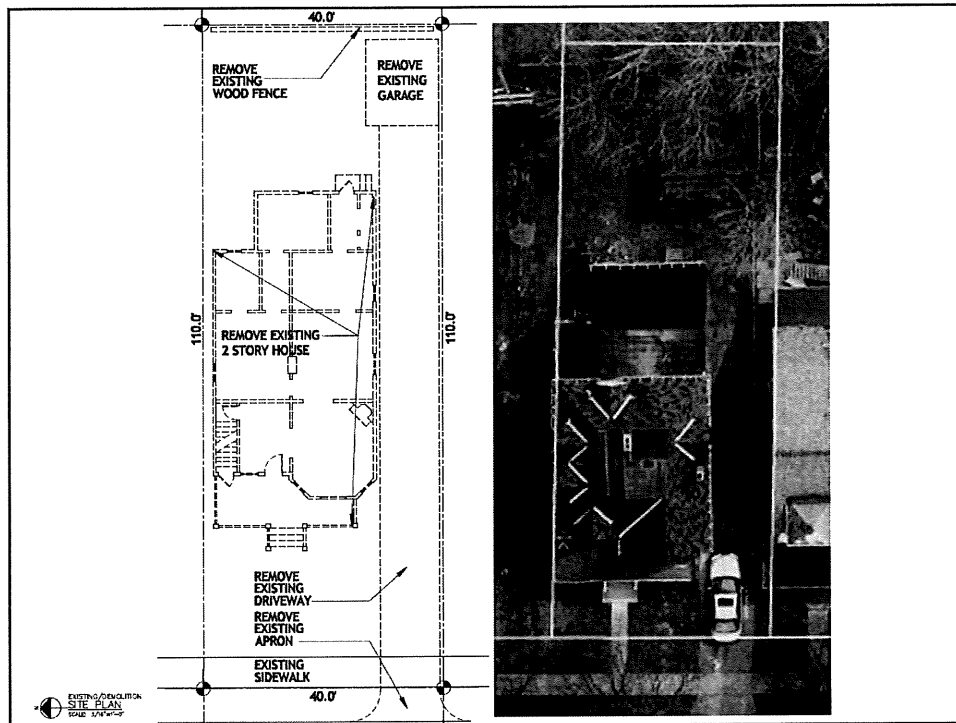
(4) *The Commission in making this determination may consider the availability and nature of adjacent or nearby public open space and parkland.*

(5) *Common open space is land area of which at least fifty percent (50%) is not covered by buildings, structures or the building's parking spaces.*

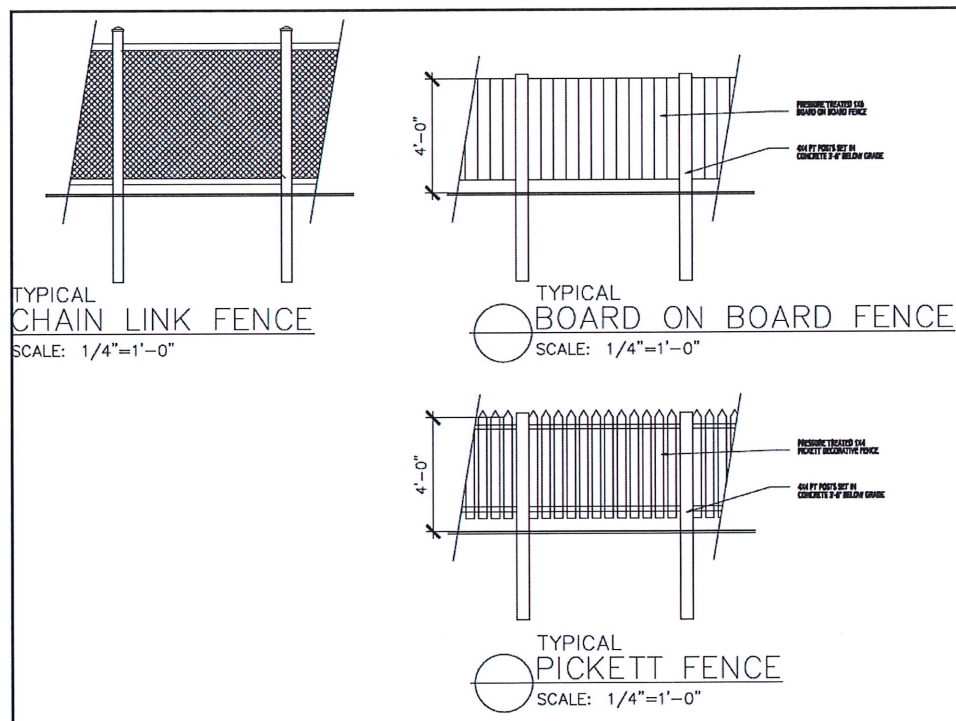
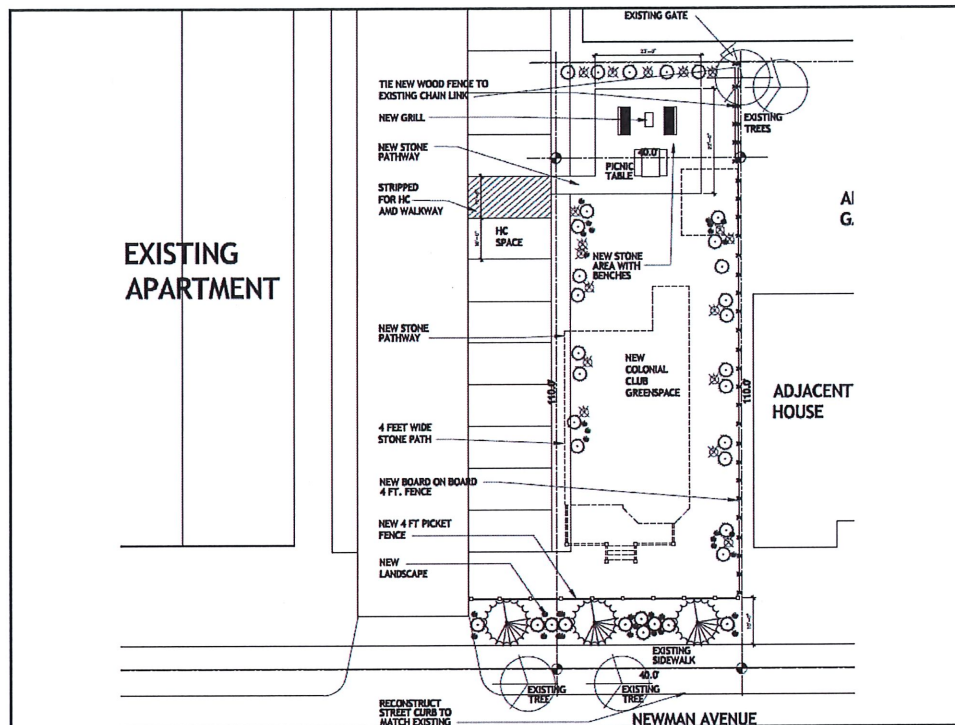
(6) *Common open space shall be guaranteed by a restrictive covenant in the deed describing the open space and its uses, and requirements regarding maintenance, and improvement that run with the land for the benefit of occupants or the public.*

- Would adding this open space advance the Community Vision values for this property overall?







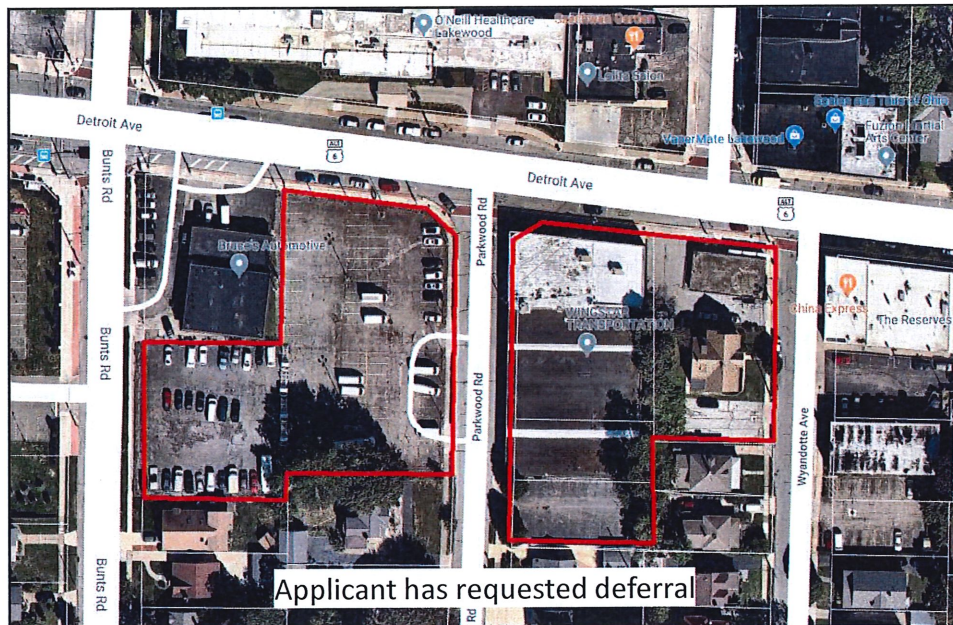






Applicant has withdrawn application

**15107 Edgewater Drive**

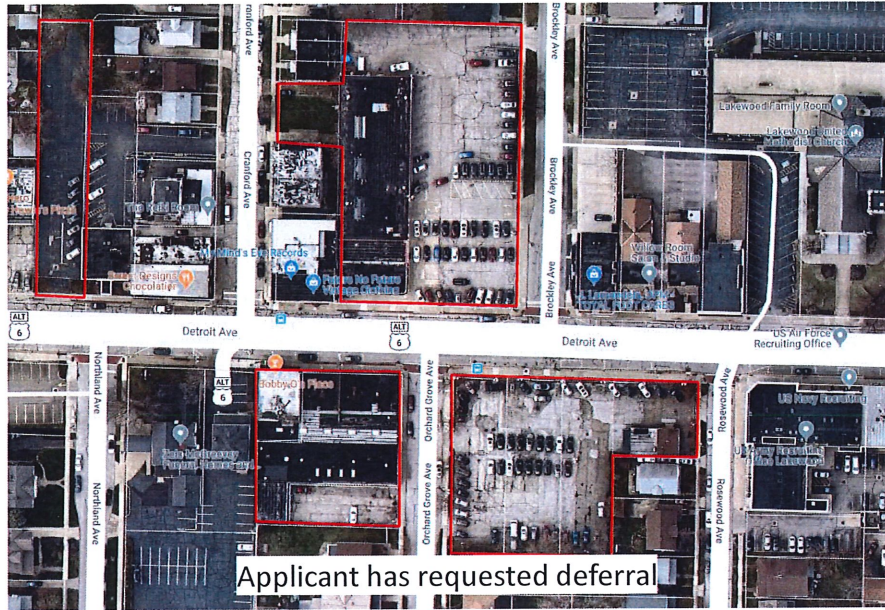


Applicant has requested deferral

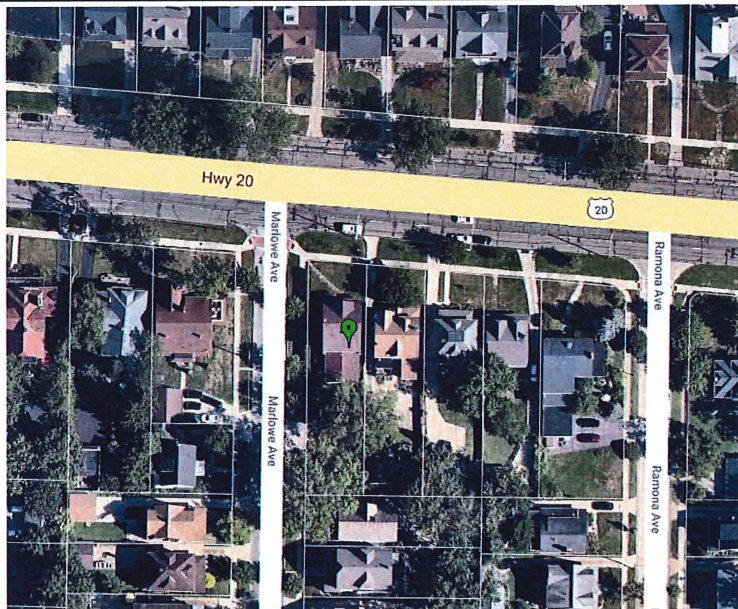
**13701 Detroit Ave & 1406 Wyandotte Ave  
View on Detroit – (Spitzer Redevelopment)**







**16000 Detroit**  
**View on Detroit – (Barry Redevelopment)**



**14013 Clifton Blvd**





Withdrawn Administratively

**14013 Clifton Blvd**

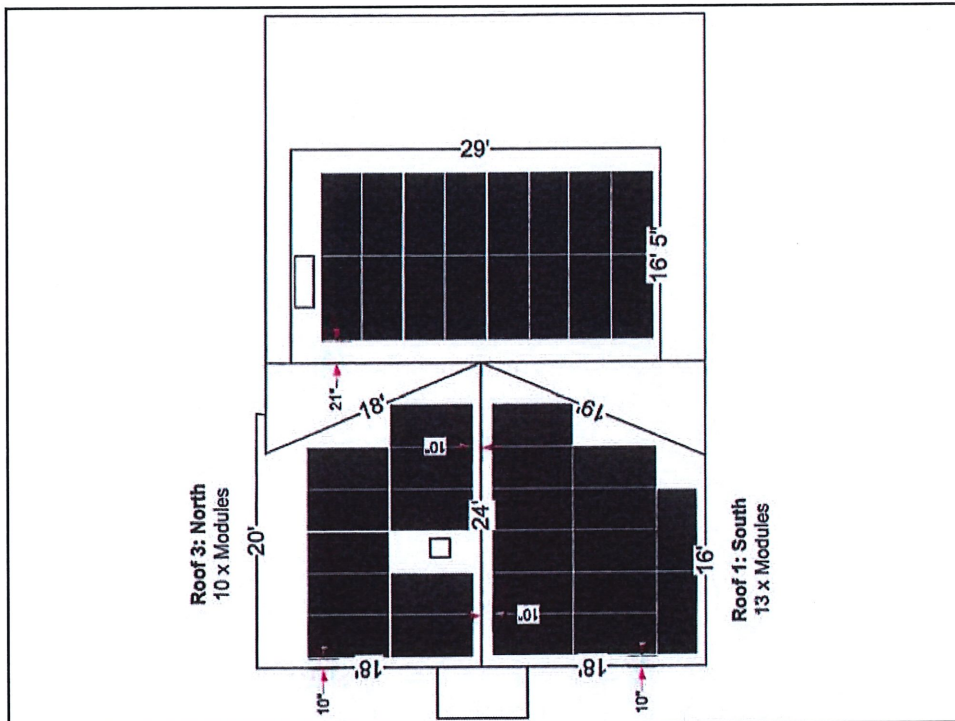


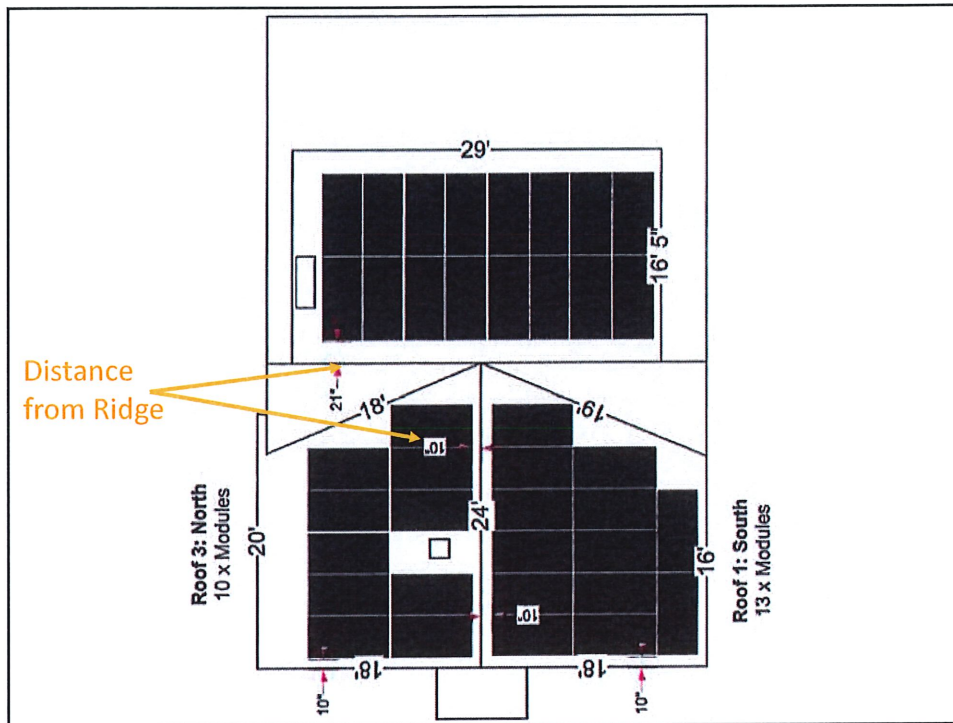
**1068 Leedale**





1068 Leedale





## Residential Code of Ohio

### §324.6.1 Pathways

"Not fewer than two pathways, on separate roof planes from the lowest roof edge to ridge and not less than 36 inches wide shall be provided on all buildings..."

### §324.6.2 Setback at Ridge

"...For photovoltaic arrays occupying more than 33 percent of the plan view total roof area, not less than a 36-inch clear setback is required on both sides of a horizontal ridge."

**Commentary:** These 2018 regulations were written with the cooperation of the International Association of Fire Fighters (IAFF). "Pathways shall be located in areas capable of supporting fire fighters accessing the roof. Pathways shall be located in areas with minimal obstructions such as vent pipes, conduits, or mechanical equipment."



Alex,

The fire department will not support a variance to the minimum of 36" of pathway to the ridge on the roof. Not having a unimpeded pathway on the roof, could hinder firefighting efforts. If you have any questions, please feel free to contact me.

Thanks,

FCTD

Timothy P. Dunphy  
City of Lakewood  
Chief Division of Fire  
216-529-6658 O  
216-618-4449 C



2037 Carabel Ave

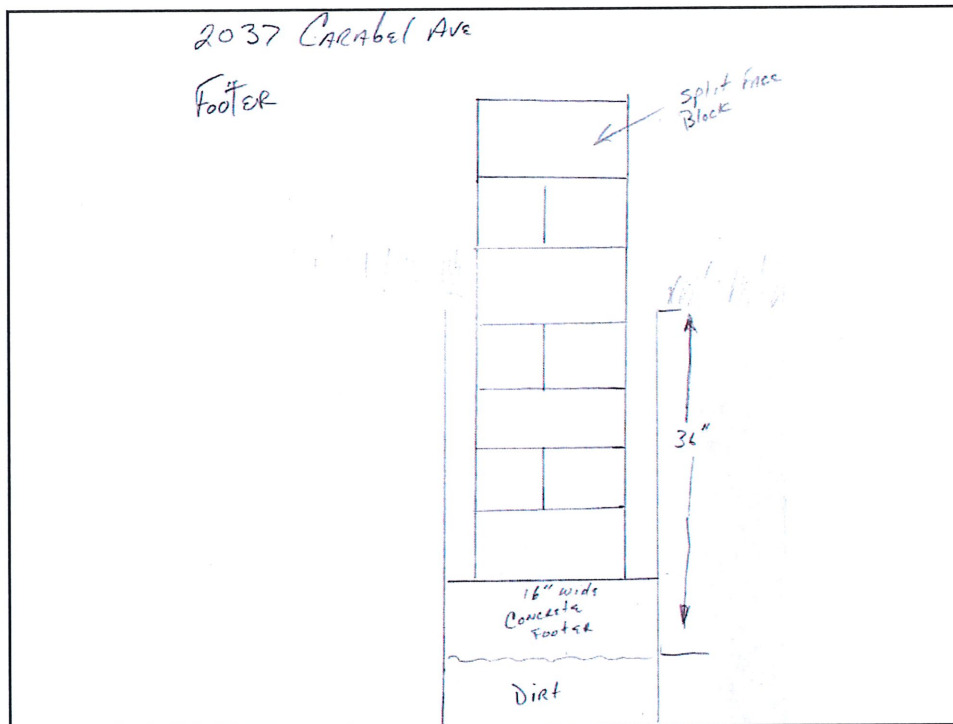






**2037 Carabel Ave**









EXISTING METAL PIPE COLUMN FROM  
ROOF TO 2ND STORY GUARDRAIL AND  
EXISTING METAL PIPE COLUMN FROM  
2ND STORY FLOOR TO 1ST STORY GUARD-  
RAIL TO BE REPLACED. ~~BY~~ 15"X15" WOOD  
COLUMN FROM ROOF TO 2ND STORY PORCH  
FLOOR. 1ST STORY PIPE COLUMN TO BE  
REPLACED BY 15"X15" WOOD COLUMN  
FROM 2ND STORY PORCH FLOOR TO  
1ST STORY PORCH FLOOR. NEW FOOTING  
AND CONCRETE MASONRY UNIT PIER UNDER  
NEW COLUMNS,

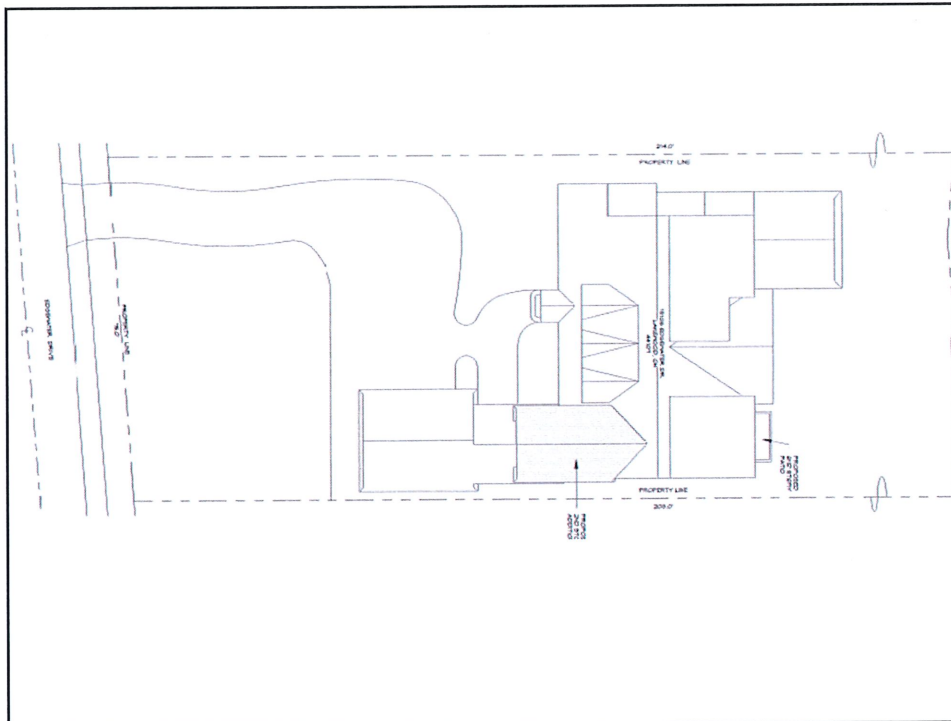


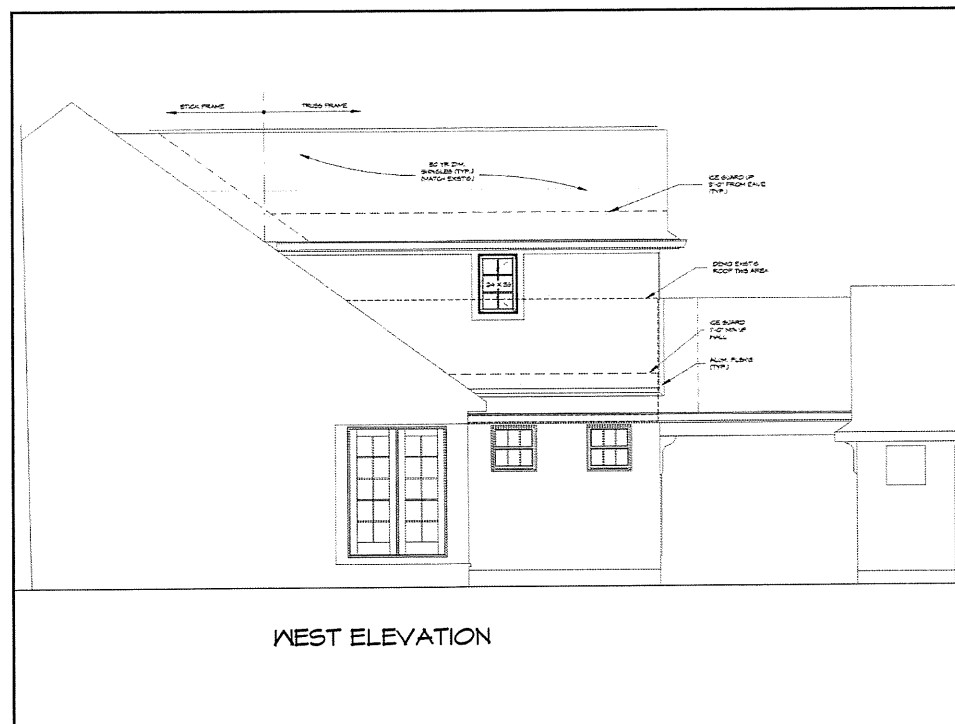
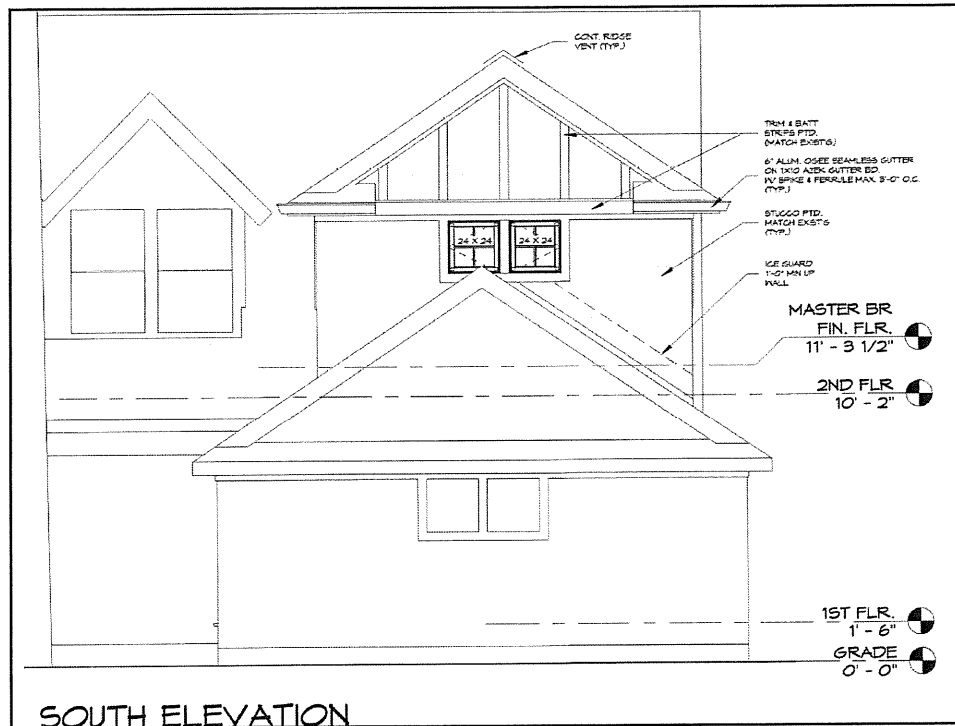
15106 Edgewater



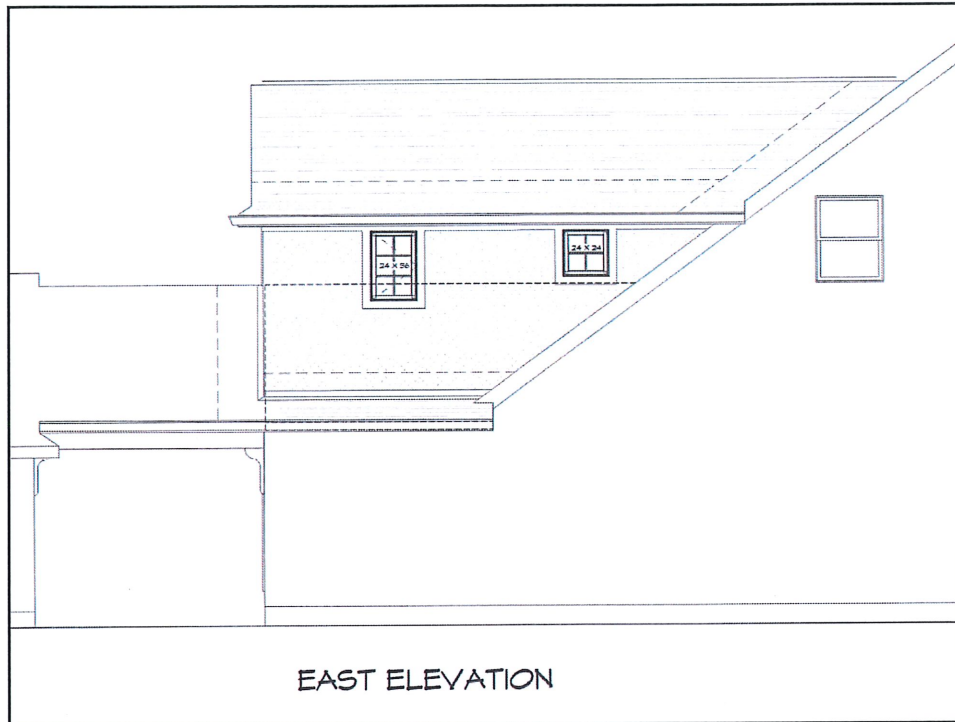


**15106 Edgewater**



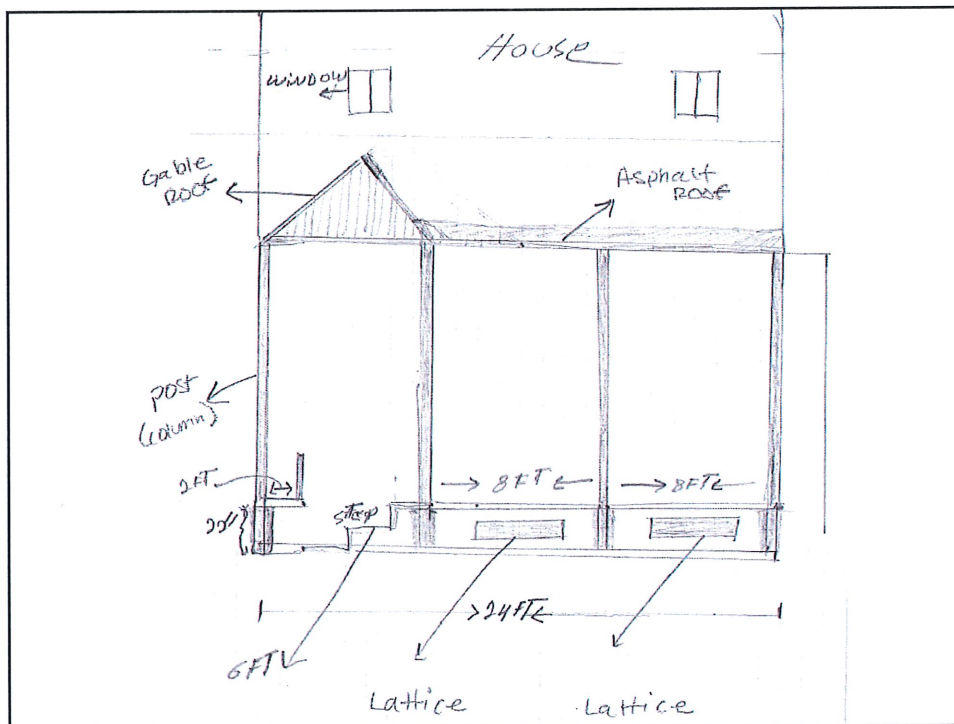






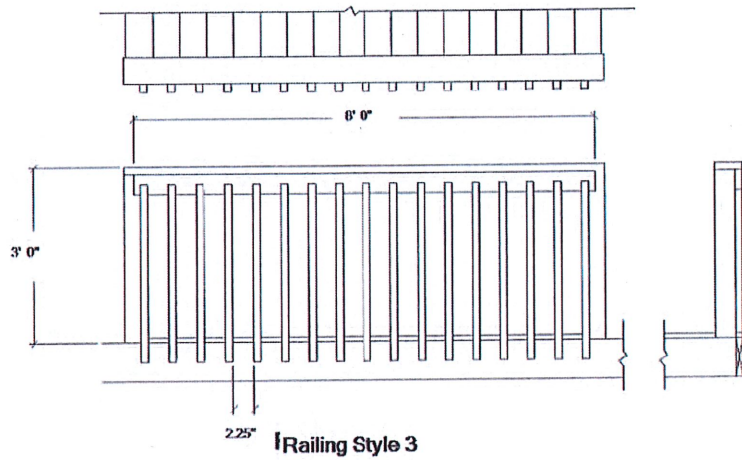


**1456 Elmwood Ave**



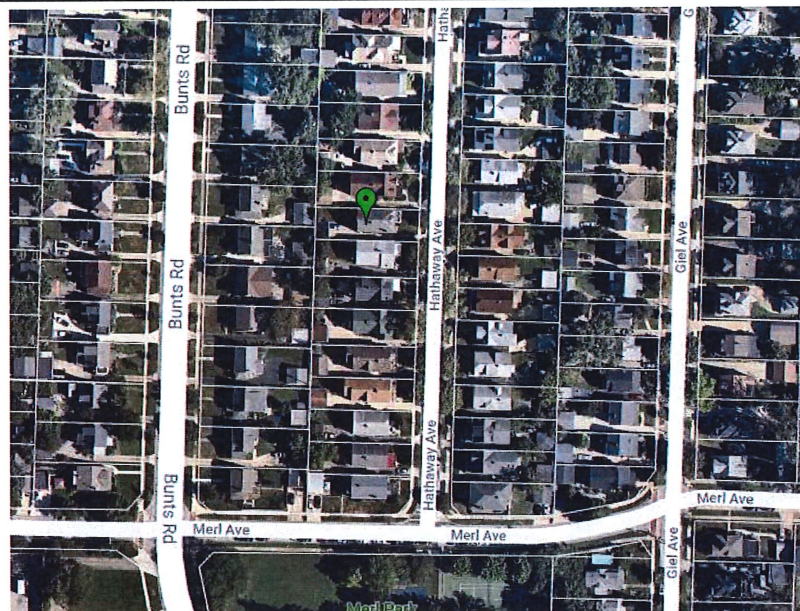






**Railing Style 3**

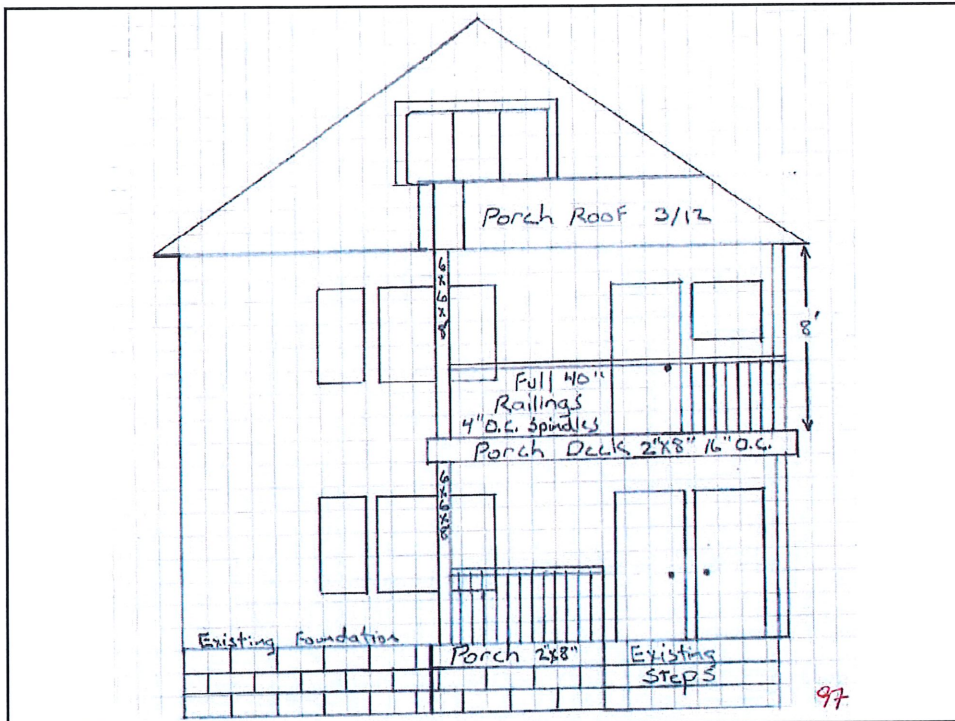
Railing 3  
 Railing Height - 36 in  
 Baluster Spacing - 3 3/4 in



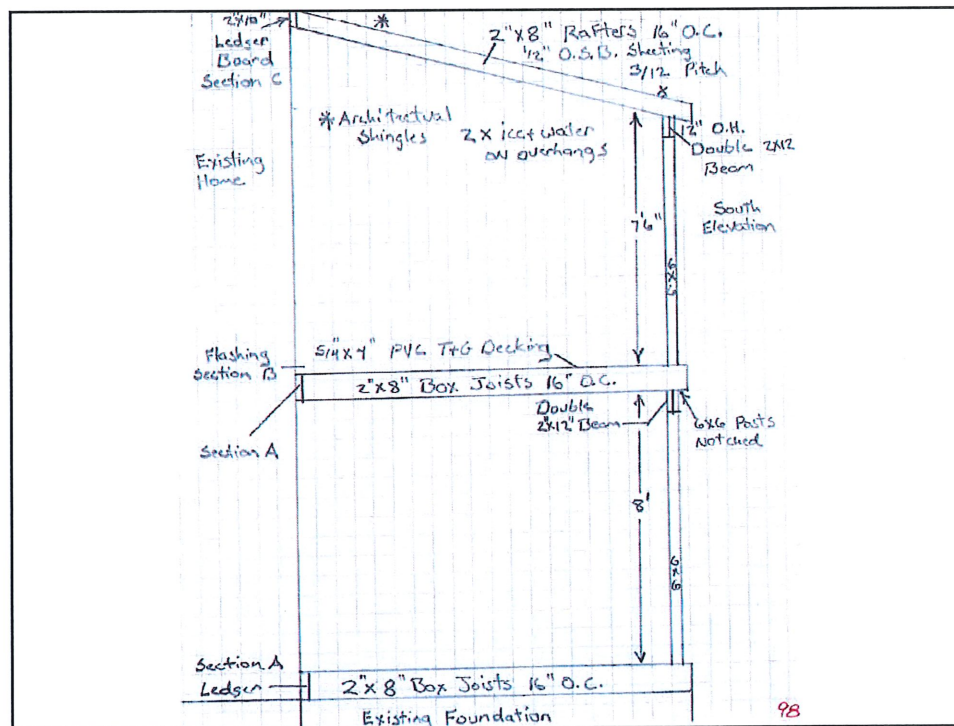
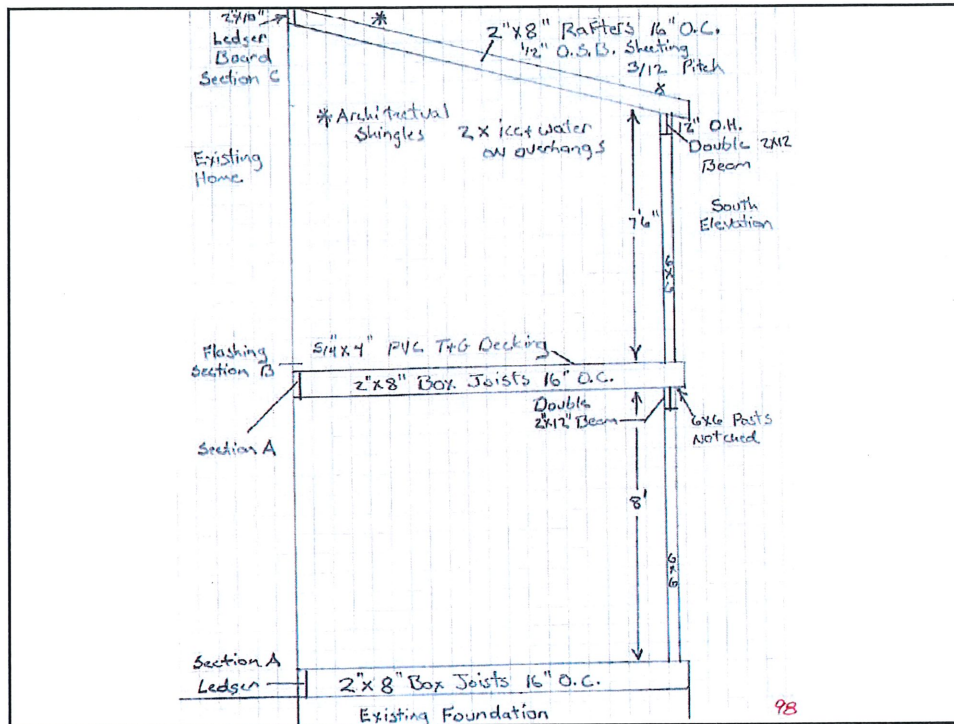
**1284 Hathaway Ave**

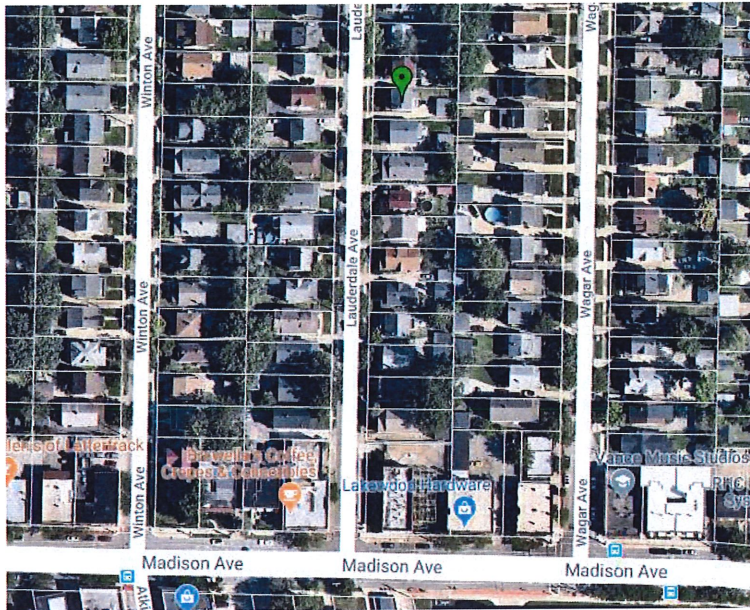


1284 Hathaway Ave









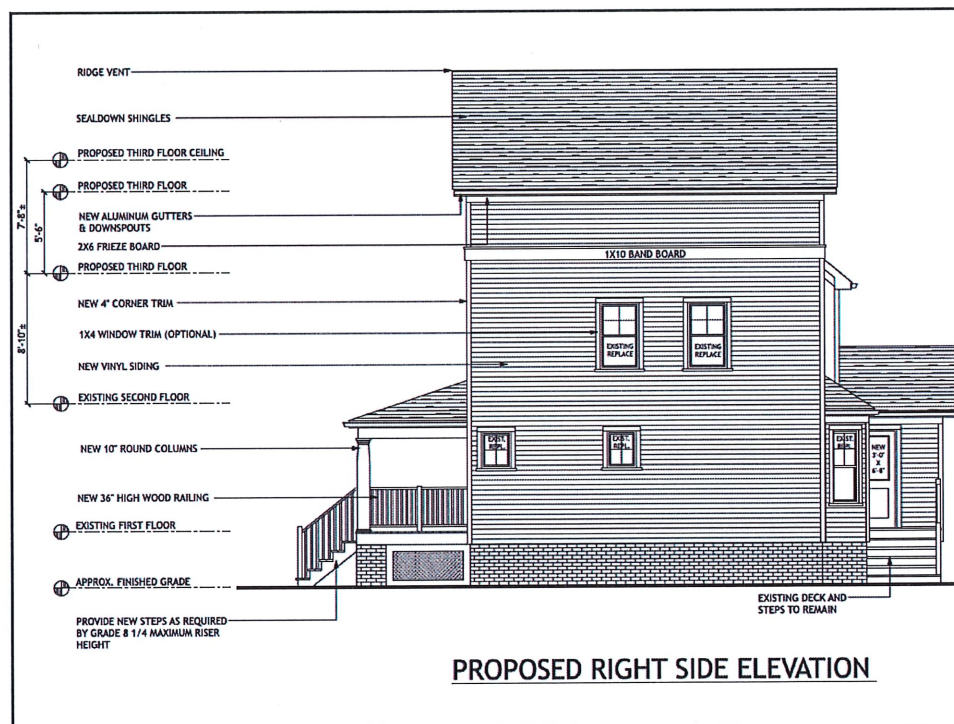
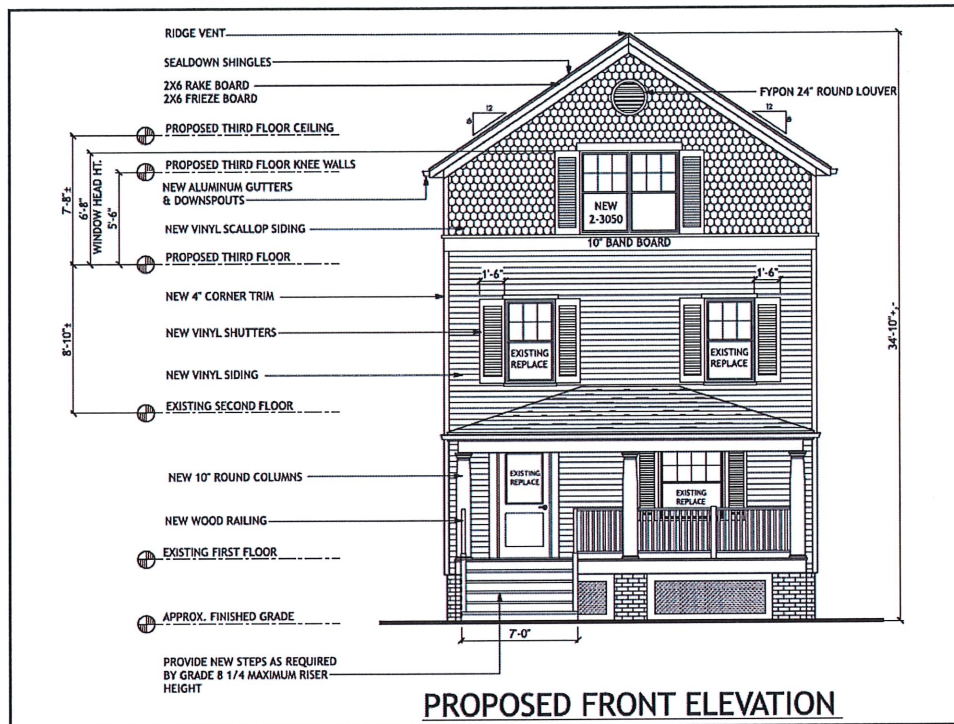
**1625 Lauderdale Ave**

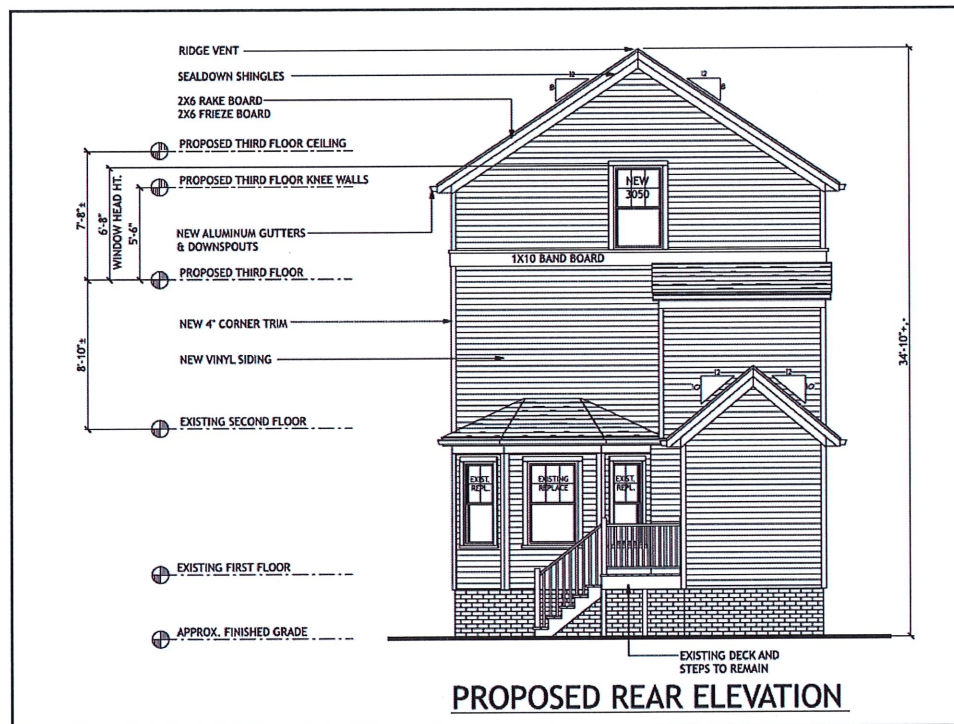
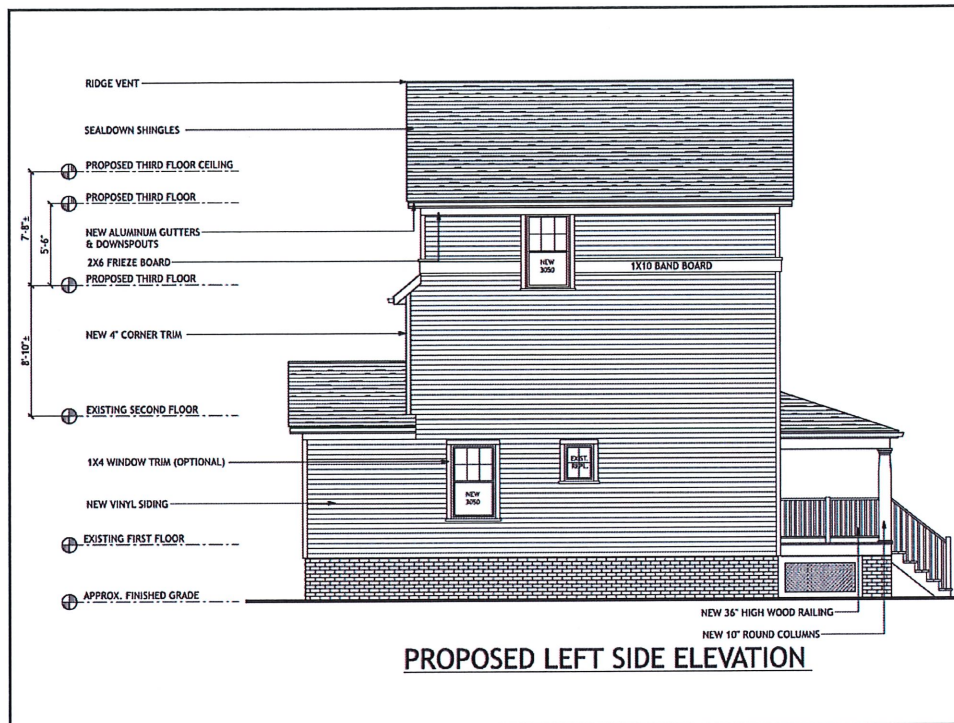


**1625 Lauderdale Ave**

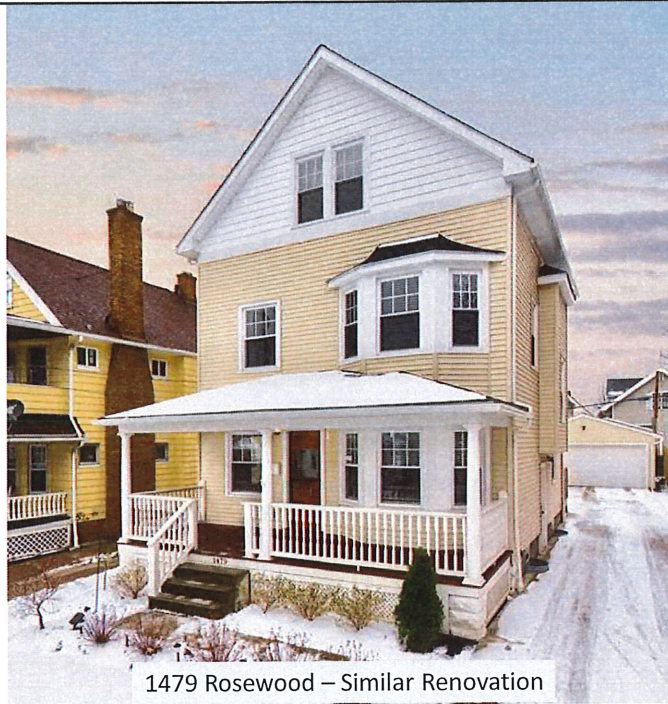




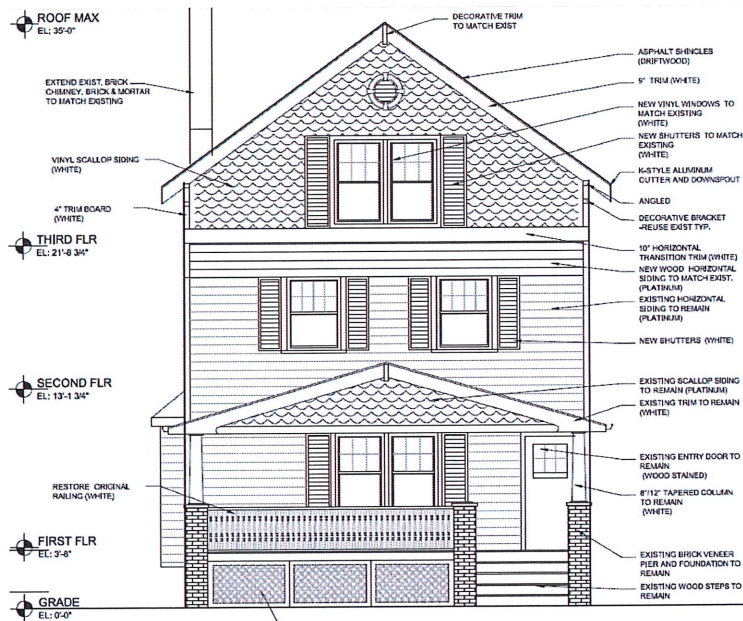




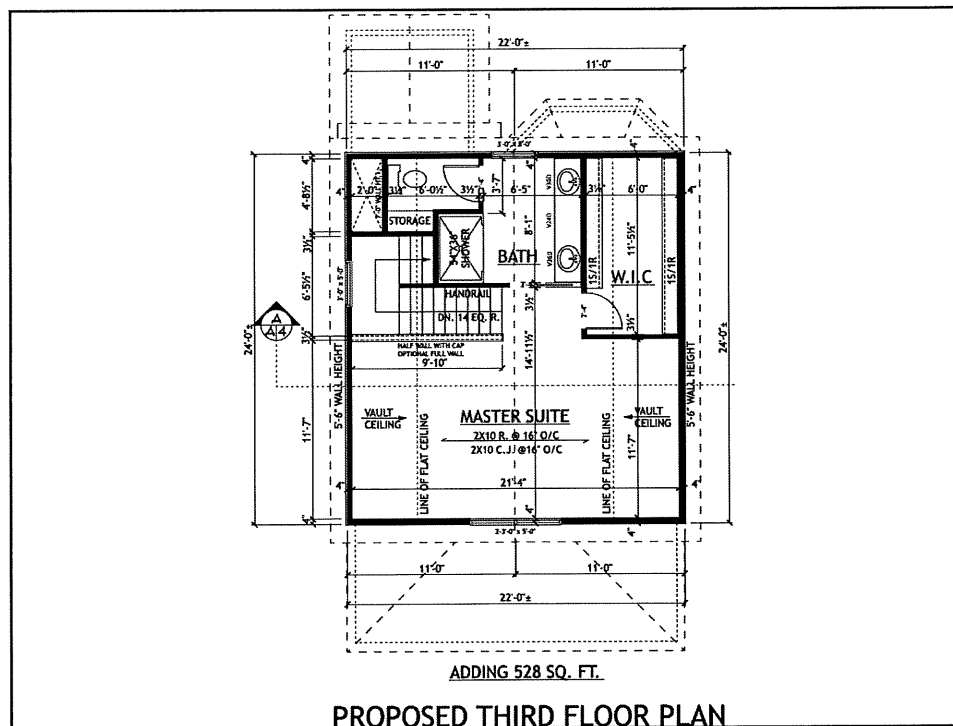
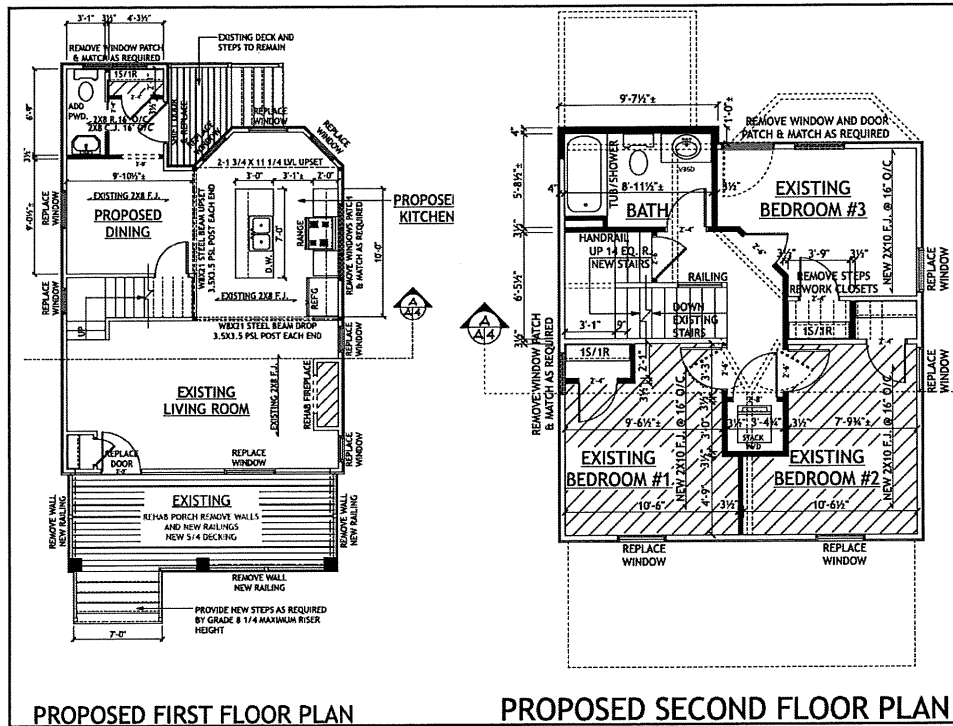




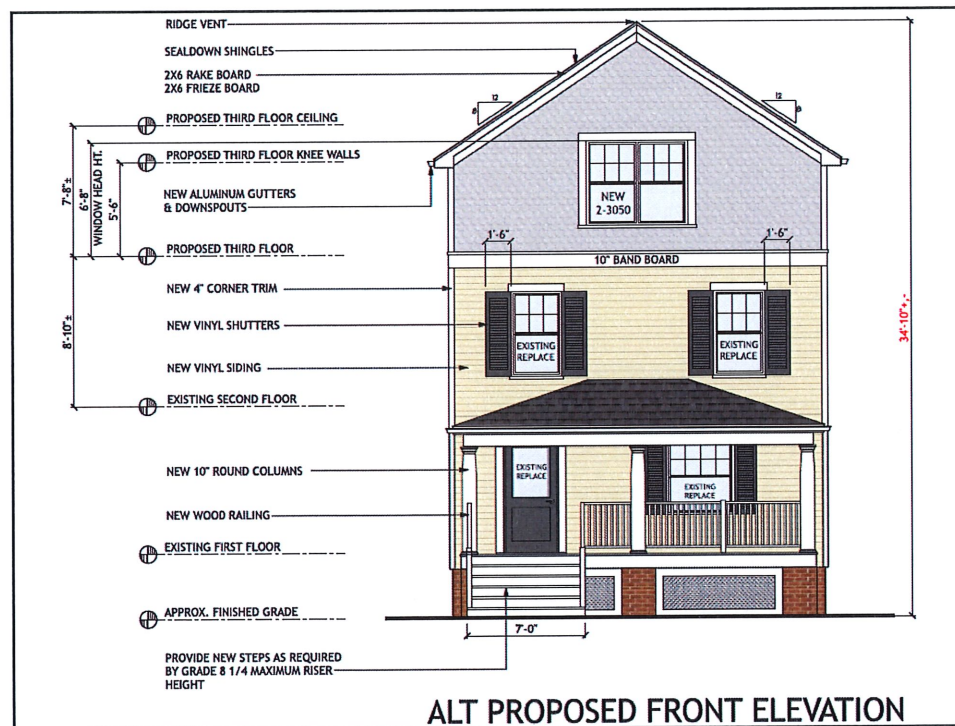
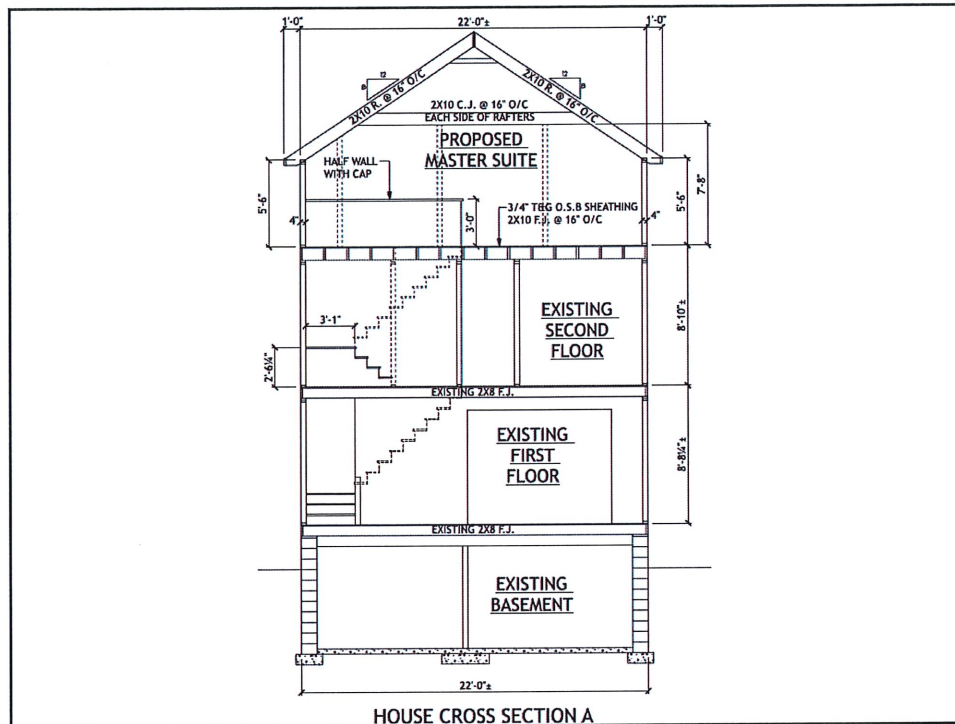
1479 Rosewood – Similar Renovation

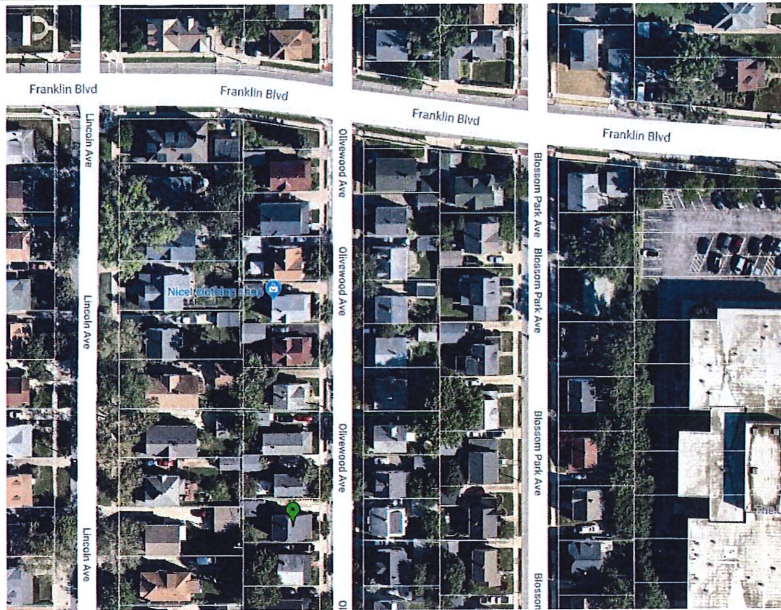


Similar Renovation: 1666 Lincoln









**1568 Olivewood**

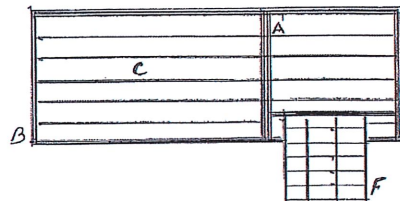


**1568 Olivewood**





**1568 Olivewood**



**1568 Olivewood Ave,  
Lakewood, Ohio**

All new wood is pressured treated lumber (PTL)

A. Center beam is constructed with 2 2x6 (existing) w/ 2 2x8 Carriage bolted together. Cross joist are notched and rest upon center beam.

B. Perimeter of deck is constructed with 2 2x8 PTL

C. 2x8 cross joists are hung with appropriate joist hangers

D. 8" Pre-engineered columns Specification attached

E. Top and bottom of columns are attached to 2"x12" with 2" round inserts and wrapped with 3/4" Azak

F. four 2"x12" stair stringers with 2 5/4x6 per tread

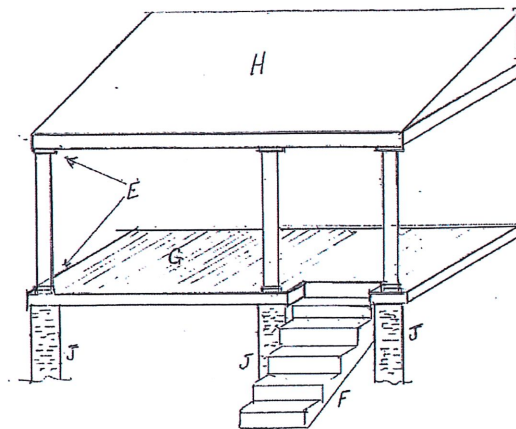
G. New deck 5/4x6 decking

H. Existing: shingle roof

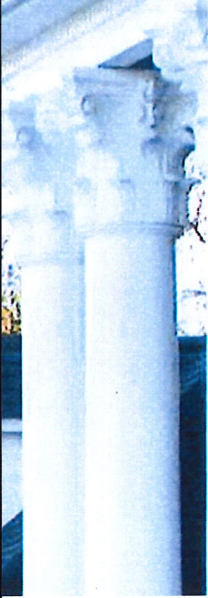
J. Brick support columns

K. New Vinyl Ground rolls

L. New Lattice

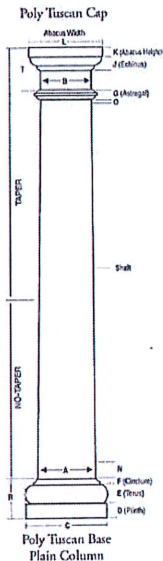







## Round **PERMACast®** Columns

COL. SIZE	A	B	C	D	E	F	G	J	K	L	O	N	R	T	LENGTHS AVAILABLE (ft.)
6"	5 1/2"	4 1/2"	9"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	8"	1"	6 1/4"	3 1/2"	4 1/2"	4, 6, 8
8"	7 1/2"	6 1/2"	10 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	9 1/2"	1 1/4"	2 1/4"	4 1/2"	4 1/2"	5, 6, 8, 10, 12
10"	9 1/2"	8 1/2"	13 1/2"	2 1/2"	2 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	11 1/2"	1 1/2"	2 1/2"	5 1/2"	5"	6, 8, 10, 12, 14, 16, 18, 20
12"	11 1/2"	9 1/2"	16 1/2"	2 1/2"	2 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	13 1/2"	1 1/2"	2 1/2"	6 1/2"	5 1/2"	8, 10, 12, 14, 16, 18, 20, 22, 24
14"	13 1/2"	11 1/2"	19 1/2"	3 1/2"	3 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	15 1/2"	1 1/2"	2 1/2"	7 1/2"	7"	10, 12, 14, 16, 18, 20, 22, 24, 26, 28
16"	15 1/2"	13 1/2"	22 1/2"	4"	3 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	17 1/2"	1 1/2"	3"	8 1/2"	8"	12, 14, 16, 18, 20, 22, 24, 26, 28, 30
18"	17 1/2"	15 1/2"	24 1/2"	4"	4"	1 1/2"	1 1/2"	2 1/2"	3 1/2"	22 1/2"	1 1/2"	10 1/2"	9 1/2"	8 1/2"	10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36
20"	19 1/2"	17 1/2"	27"	4 1/2"	4 1/2"	2"	1 1/2"	2 1/2"	3 1/2"	24 1/2"	1 1/2"	10 1/2"	11 1/2"	9"	10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40
22"	21 1/2"	19 1/2"	30 1/2"	5 1/2"	4 1/2"	2"	1 1/2"	3"	3 1/2"	27 1/2"	1 1/2"	10 1/2"	12 1/2"	10 1/2"	12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48
24"	23 1/2"	21 1/2"	33 1/2"	5 1/2"	5 1/2"	2 1/2"	2 1/2"	3 1/2"	4 1/2"	30 1/2"	1 1/2"	10 1/2"	13 1/2"	11 1/2"	12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60
28"	28"	24 1/2"	38"	6 1/2"	6"	2 1/2"	2 1/2"	3 1/2"	4 1/2"	33 1/2"	1 1/2"	10 1/2"	15 1/2"	11 1/2"	20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80
30"	29 1/2"	26 1/2"	41 1/2"	6 1/2"	5 1/2"	2 1/2"	3 1/2"	4"	4 1/2"	38 1/2"	1 1/2"	10 1/2"	14 1/2"	14 1/2"	20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100




\*There may be a variance of up to 1/4" in all dimensions. Fluted columns available in all diameters. See page 14 for Parallel dimensions. See page 16 for Ornamental Capital dimensions. □ Standard Fluted Column (Fluted in mold)

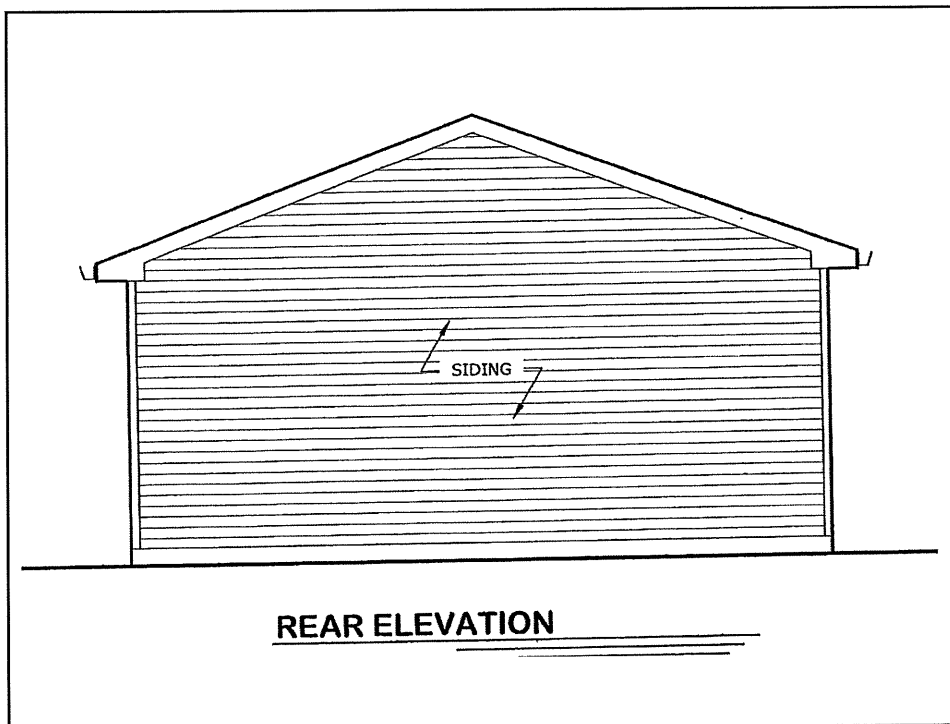
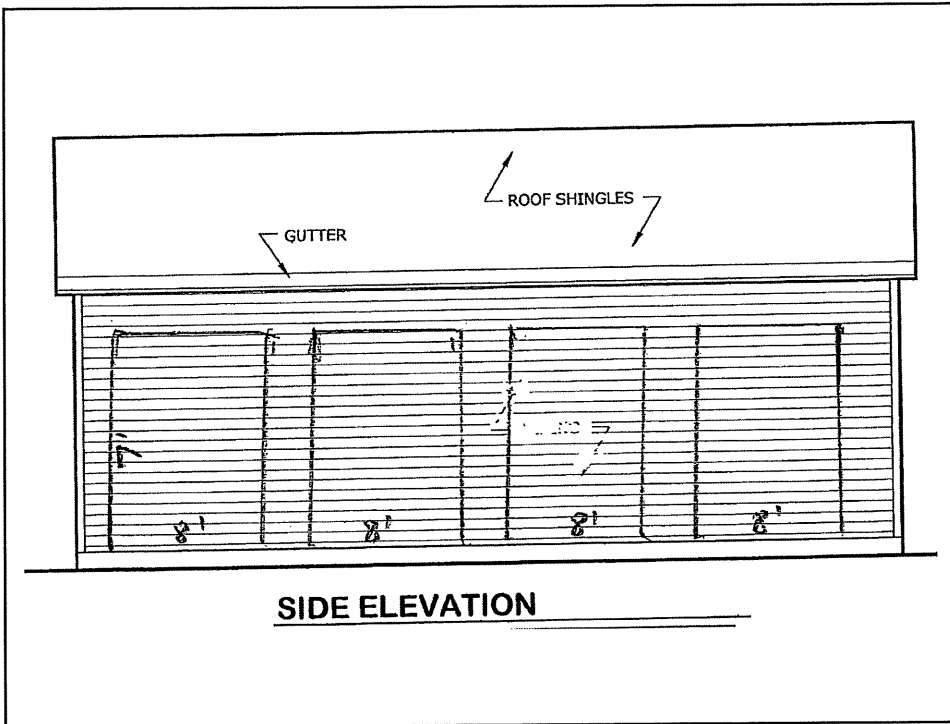


Applicant has requested deferral to December

12525 Plover St











**16102 Hilliard Road  
Italian Creations**



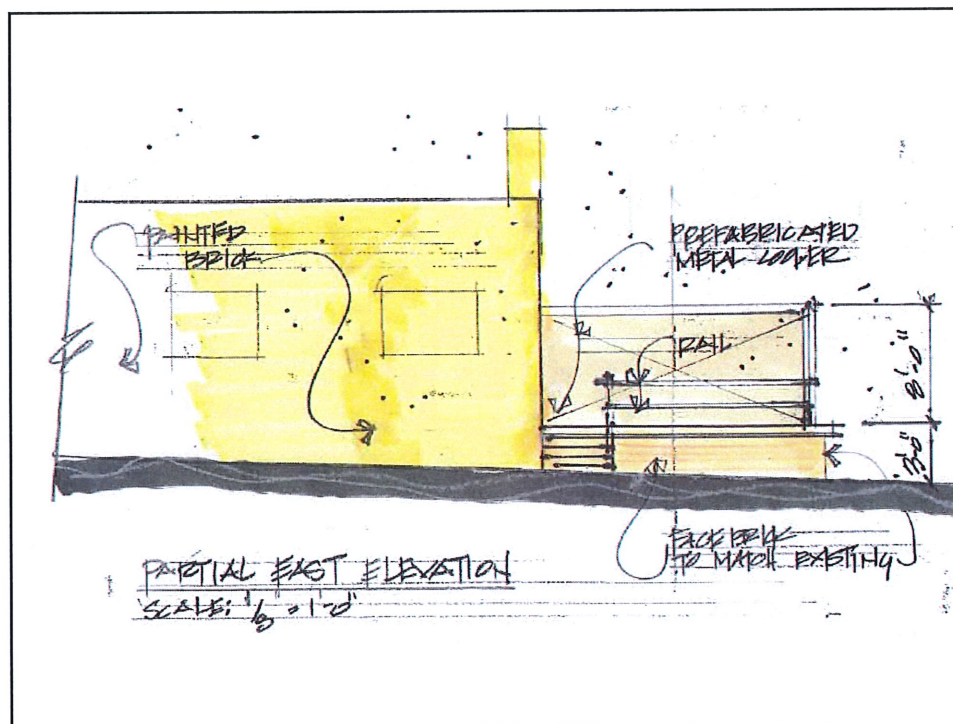
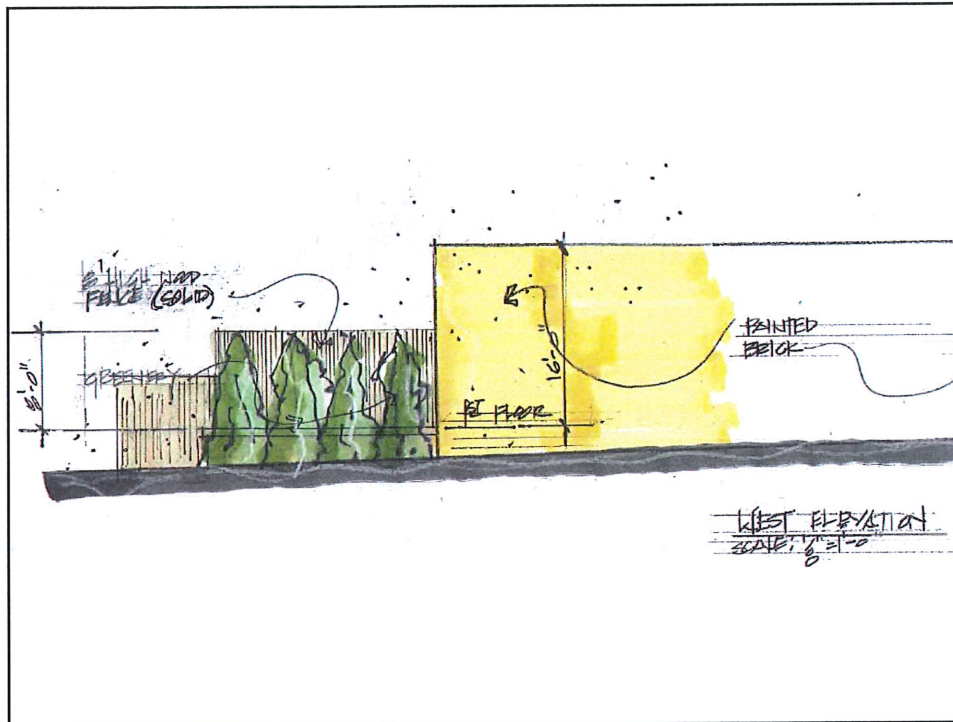
**16102 Hilliard Road  
Italian Creations**



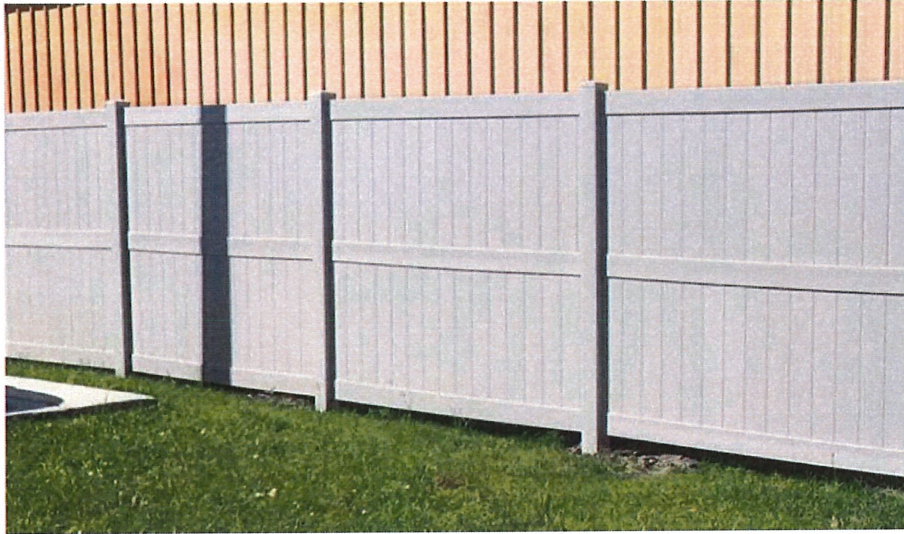








Augusta 8 ft. H x 8 ft. W Tan Vinyl Privacy Fence Panel Kit



Italian Creations Screening Fencing @ Cooler and Dumpsters



**17001 Madison Ave  
Rood Food & Pie**





**17001 Madison Ave  
Rood Food & Pie**

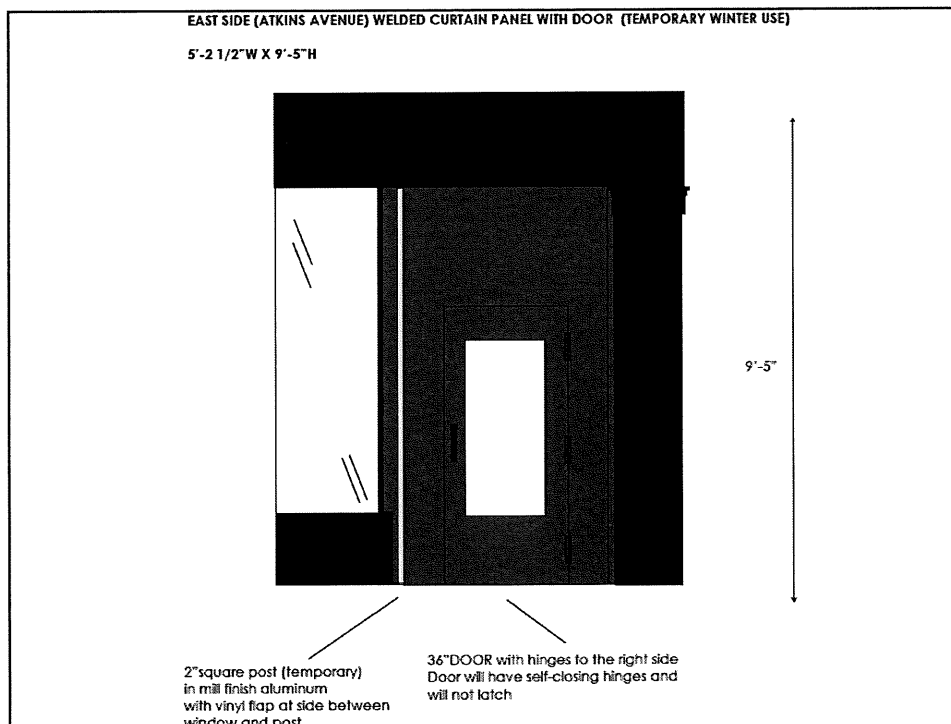
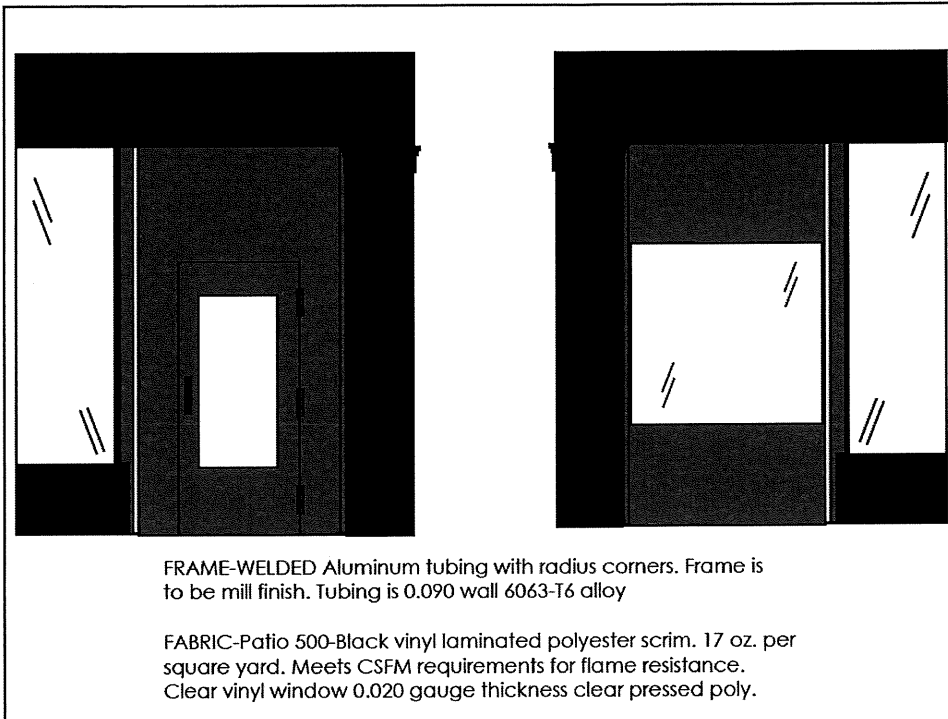


**EAST SIDE (ATKINS AVENUE)**



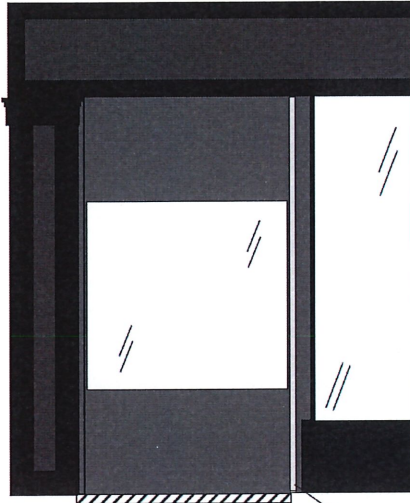
**NORTH SIDE (MADISON AVENUE)**





NORTH SIDE(MADISON AVENUE) WELDED CURTAIN PANEL WITH CLEAR VINYL WINDOW (TEMPORA

5'-2 1/2"W X 9'-5"H



Vinyl flap at bottom  
to help seal off weather.

2" square post (temporary)  
in mill finish aluminum  
with vinyl flap at side between  
window and post



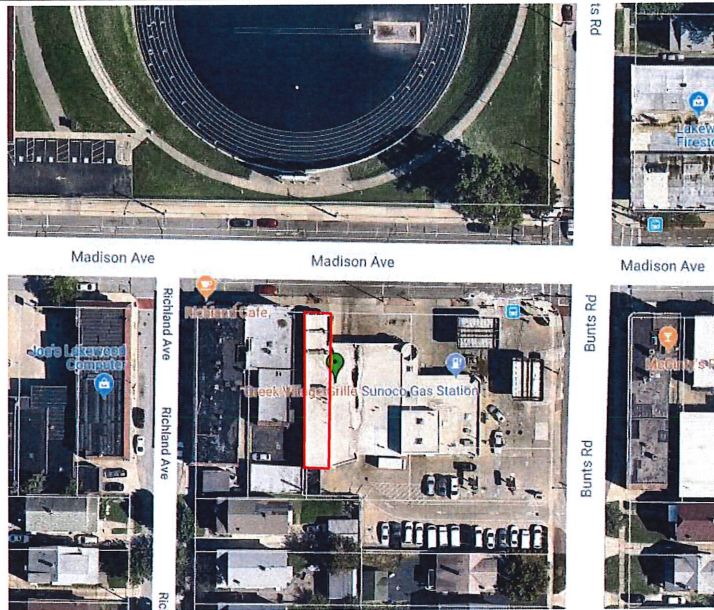
Similar Applications



Similar Applications



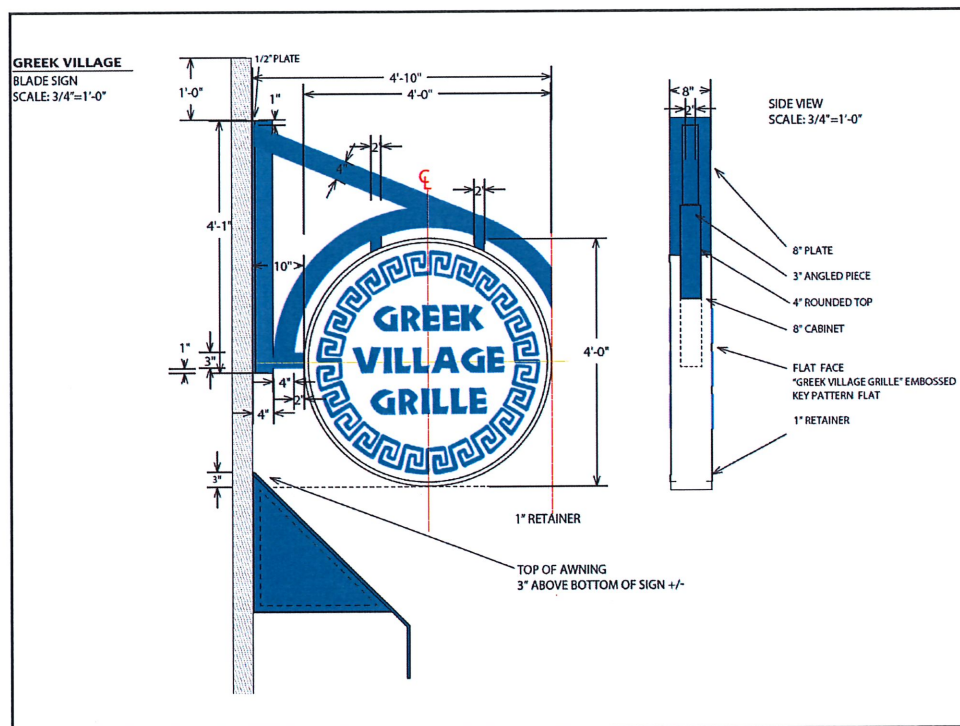
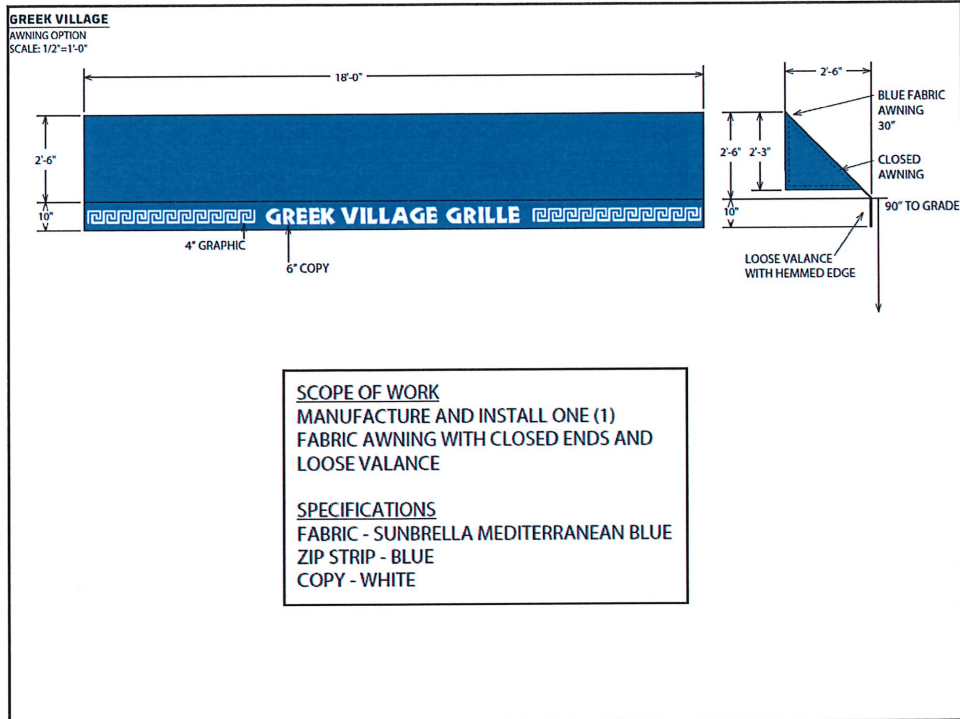




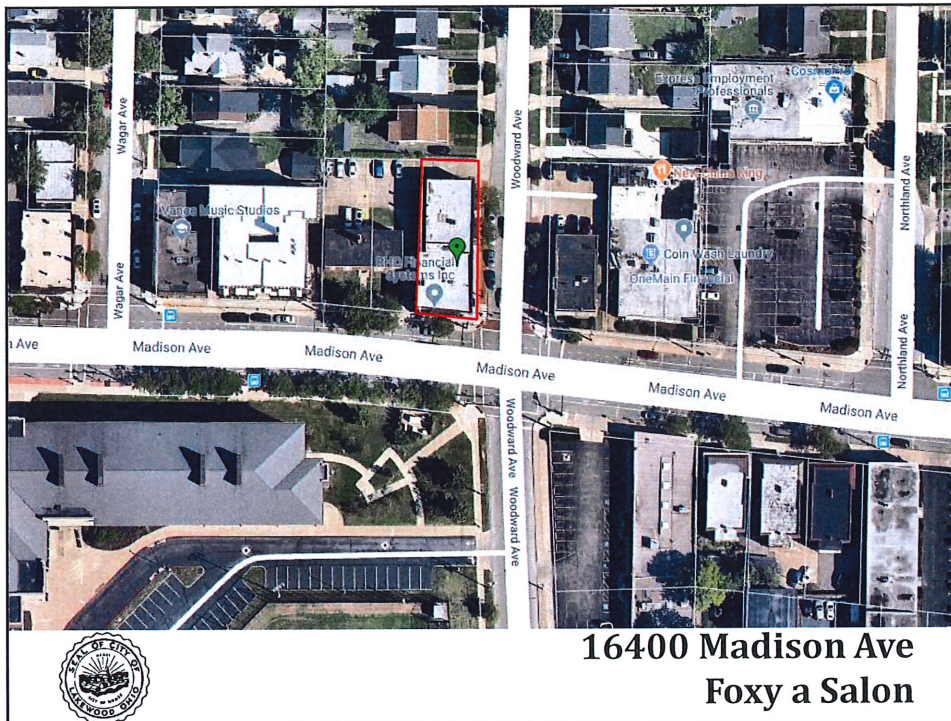
**14019 Madison Ave  
Greek Village**



**14019 Madison Ave  
Greek Village**







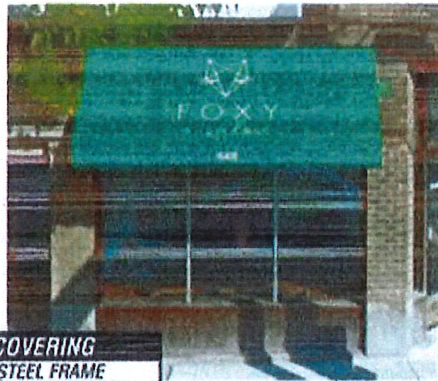




**16400 Madison Ave**  
**Foxy a Salon**



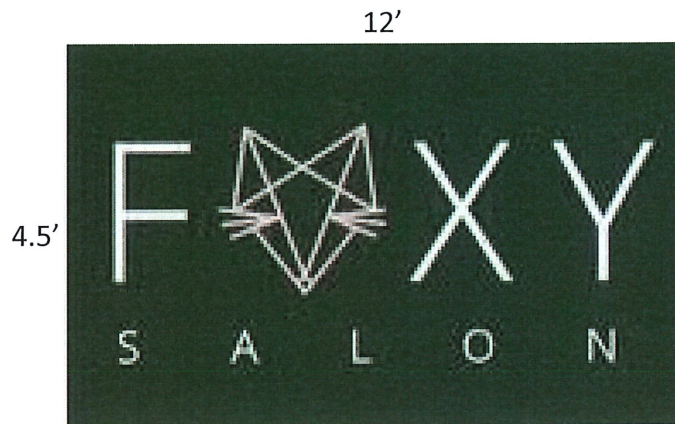
OPTION 1



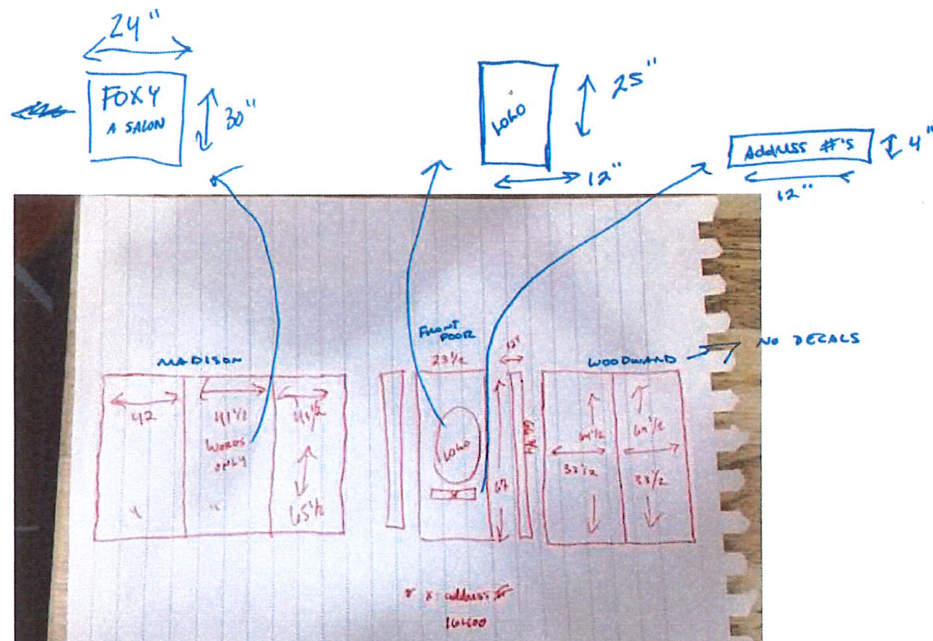
OPTION 2

<b>AWNING RECOVERING</b>
EXISTING 1" x 1" STEEL FRAME
SUNBRELLA FOREST GREEN FABRIC
PAINT WHITE LOGO & ADDRESS
ADDRESS APPROX 5' x 12"
AWNING SIZE: 12' x 4.5' x 3'

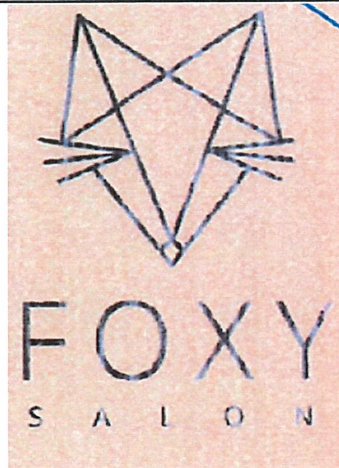




Awning Alternate







Window Vinyl  
Preferred Designs



**12607 Madison**  
**Realty Executives**





**12607 Madison  
Realty Executives**

**Window #1:**

Header: 12'W X 10"H – 3mm - Laminated Max Metal

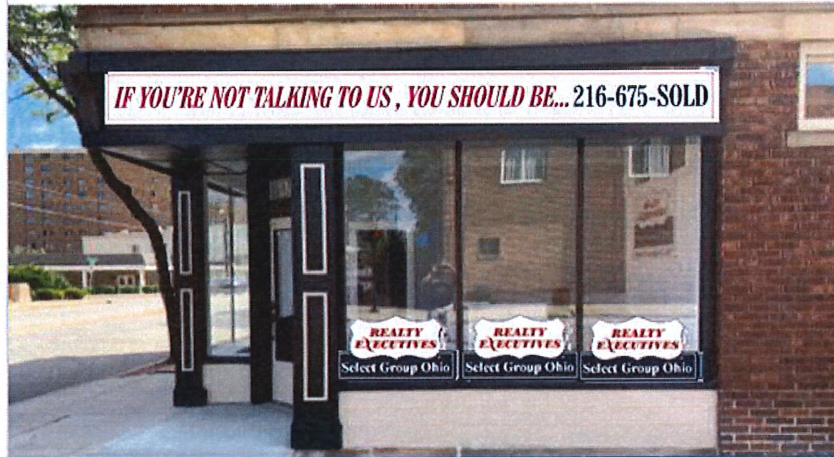
Windows Graphics: (3) 24"W X 24"H on 30- mil window perf. graphics



**Window #2:**

Header: 12'W X 10"H — 3mm - Laminated Max Metal

Windows Graphics: (3) 24"W X 24"H on 30- mil window perf. graphics



**Window #3**

Header: 12'W X 10"H — 3mm - Laminated Max Metal

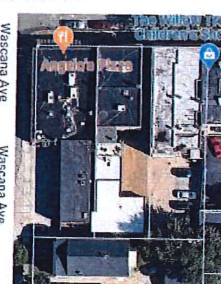
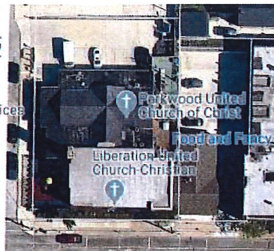
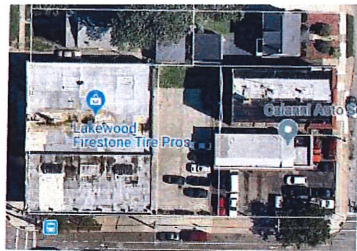
Windows Graphics: (4) 24"W X 24"H on 30- mil window perf. graphics





**Door #1 :**

Windows Graphics: (1) 24"W X 24"H on 30- mil window perf. graphic



**13731 Madison Ave  
Dang Good Foods**





**13731 Madison Ave  
Dang Good Foods**

**BEFORE**

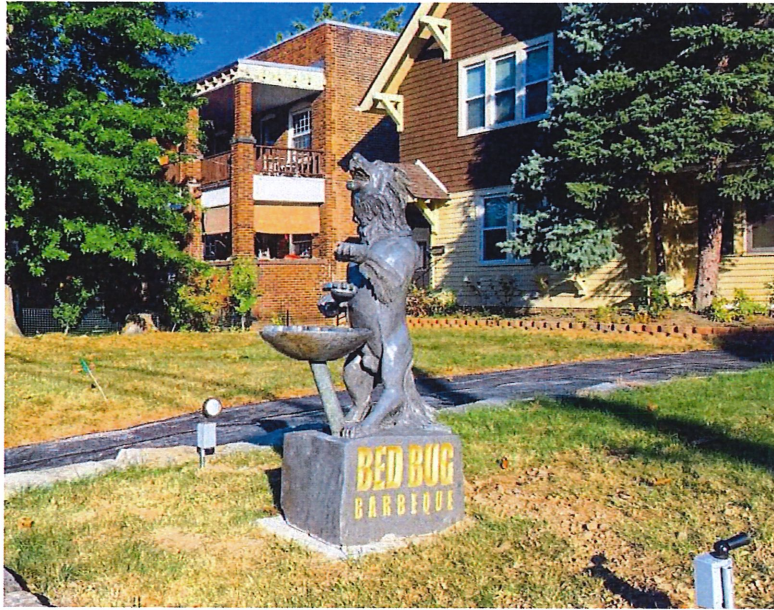


**AFTER**









**14508 Madison Ave  
Bed Bug BBQ**

